

Planning  
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**City of Manitowoc**

**Comprehensive Outdoor  
Park and Recreation Plan  
2011-2016**

**Adopted: Jan. 17, 2011**

**Martenson & Eisele, Inc.**

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# City of Manitowoc Comprehensive Outdoor Park and Recreation Plan 2011-2016

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## INTRODUCTION

This Comprehensive Outdoor Recreation Plan is designed to provide an overall picture of park and open space needs for the City of Manitowoc, as identified in the 2009 Comprehensive Plan with an implementation element that prioritizes the most pressing needs in the next six years. The remainder of the plan is an inventory of park and open space facilities that have been dedicated and improved by the City of Manitowoc, and a list of park and open standards that the City should strive for.

## COMPREHENSIVE PLAN

The City of Manitowoc adopted a new Comprehensive Plan on December 21, 2009. Highlights from the plan that need to be considered as this Comprehensive Outdoor Recreation Plan is written are as follows:

1. Seventy-eight (78) percent of community survey respondents indicated the following types of park and recreational facilities as medium to high priorities currently needed to serve Manitowoc Residents:
  - a. Natural areas, such as nature trails, wildlife viewing areas, and interpretative centers which focus on natural features such as rivers, streams, ponds, wetlands, woodlands, etc.
  - b. Bicycle and pedestrian trails which utilize existing public streets, rail lines, and greenbelts.
2. More than 85 percent of community survey respondents agreed or agreed strongly that the City should promote recreational/open space uses in waterfront areas.
3. One future recreational improvement of particular note is the riverwalk. As described in "The Port of Manitowoc Downtown River Corridor Master Plan," the riverwalk and associated recreational facilities along the Manitowoc River are key assets for the City- not only allowing for recreation, but also contributing to aesthetic beauty and economic development. The City finalized the "Manitowoc Riverwalk Master Plan and Design Guidelines," a riverwalk master plan focused on sustainable design, including a detailed interpretive program for the riverwalk area to create a unique riverwalk experience built upon the history of Manitowoc, and the role of the Manitowoc River in the community. This plan was adopted by the Common Council on October 19, 2009. The City received a waterfront revitalization planning grant to assist in this effort. In addition, the City should work with neighboring communities and recreation stakeholders to connect the riverwalk and other proposed trails to existing and planned County and State trails.
4. In an era of diminishing municipal resources, many cities and villages use impact fees on private developments as a way to pay for the off-site costs of community facilities and utilities that result from new development. Impact fees for both park land acquisition and park facility improvements are now standard in many communities across the State. While the City's subdivision ordinance requires a land dedication, or fee in lieu of parkland dedication, the City should consider instituting impact fees to help fund certain park improvements as allowed under current State Statutes to assist with implementing the recommendations of the City's "2009 Comprehensive Plan" and the "2011-2016 Comprehensive Outdoor Park and Recreation Plan."

## MASTER PLAN FOR PARK FACILITY IMPROVEMENTS

Currently the Manitowoc Parks and Recreation Department operates and maintains over 37 different parks and public open spaces (see “Background Information” for a full inventory of the existing facilities). Many of these facilities need improvements, and four (4) parks that are owned by the City are still undeveloped. Several of the parks contain older facilities and need to be upgraded.

A comprehensive list of the needs in each of the City parks is as follows:

### **Community Parks**

#### **Camp Vits Park (#1)**

Acquisition and development of roadway access and drives, parking areas, nature and river trail development, open air shelter, sanitary facilities, fishing amenities, extension of utilities, and signs.

#### **Henry Schuette Park (#2)**

Nature and river trail improvements, construction of a new fitness course area, handicap fishing pads, construction of a bridge to Manitou Park, user amenities, picnic area upgrades.

#### **Indian Creek Park (#3)**

Construction of roadway access and drives, construction of parking area, site preparation and landscaping, extension of utilities, nature trail development, open air shelter, sanitary facilities, signs, bridge construction, river revitalization and user amenities.

#### **Lincoln Park and Conservancy (#4)**

Modernization of lighting, nature and river trail construction, user amenities, field upgrades and utility extensions, new exhibit areas for zoo animals, and construction of a gazebo for zoo visitors, river revitalization, river walking and river bridge, and upgrading of buildings and roadway paving.

#### **Silver Creek Park (#5)**

Lighting, nature and river walkway construction, pedestrian bridge replacement and/or development, Silver Creek revitalization and erosion control, playground apparatus improvements, upgrades to facilities, play field improvements.

#### **Citizen Park (#6)**

Upgrade play equipment, pave roads and parking lots, landscape throughout the park, upgrade park amenities, tennis and basketball courts, restroom facilities and existing “armory”/office building.

#### **Dewey Street Park (#7)**

Lighting throughout the park, add parking areas for activities, field upgrades, extension of utilities, walkways throughout the park, skateboard park (X-Sports), landscaping, user amenities, and pedestrian bridge over a drainage ditch.

**Municipal Athletic Field (#8)**

Construction of restroom/shelter area, upgrade of concession facility, landscaping, field upgrades, user amenities, score box, add backstop netting, playground equipment, and pave parking lot.

**Red Arrow Park and Conservancy (#9)**

Ball diamond fencing, lighting, scoreboards, landscaping, user amenities, field upgrades, renovate/upgrade restroom facility near play equipment, roadway paving, and beach upgrade.

**Neighborhood Parks****Emma Radandt (#10)**

Restroom/shelter area, site preparation, landscaping, signs, playground equipment, and user amenities.

**Fleetwood Park (#11)**

Construction of a new restroom and shelter facility, construction of a soccer/open play area, picnic area improvements, lighting upgrades, parking lot expansion, continue nature trail development, and user amenities.

**Halvorsen Park (#12)**

Construction of a restroom/shelter building, lighting throughout the park, landscaping, upgrade playground apparatus, field upgrades, user amenities, water source for landscaping, and create play area(s).

**Lakeview Park (#13)**

Site development, upgrade and field improvements, picnic area, landscaping, user amenities, signs, lighting upgrades, and erosion controls.

**Lincolnshire Park (#14)**

Site development, landscaping, user amenities, picnic area, lighting, and signs.

**Rheaume Park (#15)**

Lighting, landscaping, field, and play apparatus.

**Riverview Park (#16)**

Pathways, lighting, signs, and play apparatus, scenic overlook, river vistas, and riverwalk trail.

**Washington Park (#17)**

Landscaping, electronic sign for Marshall Street frontage, access paving, and permanent seating in front of Metro Stage/bandshell.

**Westfield Park (#18)**

Landscaping, user amenities, improve existing walks, parking amenities, and lighting.

**Silveridge Park (#19)**

Undeveloped park that contains 11.02 Acres, A concept plan for park improvements has been approved, but should be revised and finalized as residential development of the subdivision approaches the fifty (50) percent level.

## **Neighborhood Playgrounds**

### **Pulaski Park (#20)**

Additional landscaping, new play apparatus, upgrade restroom/shelter area, and user amenities.

### **Riverview Drive Park (#21)**

Playground apparatus, user amenities, signs, and landscaping.

### **Union Park (#22)**

Play apparatus, landscaping, remove old tennis courts, basketball courts, and develop green space, lighting, and signs.

## **Mini Parks**

### **Burger Boat Company Park (#23)**

Landscaping, user amenities, signs, and lighting.

### **Manitowoc Shipbuilders Company Park (#24)**

Landscaping, lighting, develop user amenities, and signage.

### **Mariners Landing West (#25)**

Landscaping, ADA pedestrian amenities, signage and lighting. Special Use Facilities.

### **Dale Street Park (#26)**

Tennis courts, playground apparatus, lighting, user amenities, and landscaping.

### **South 14<sup>th</sup> Street Parkland (#27)**

Site preparation, user amenities, landscaping, passive recreational areas, nature trail, signs, and playground apparatus.

## **Special Use Facilities**

### **Calumet Avenue Wayside Park (#28)**

Trail development, lighting, signs, well system, and user amenities.

### **Little Manitowoc River Walkway (#29)**

Trail development, lighting, signs, user amenities, ADA pedestrian amenities, waterway improvements, and pedestrian bridge from Waldo Boulevard to Lincoln Park area.

### **Manitou Park and Conservancy (#30)**

Playground equipment and apparatus, fishing amenities, landscaping, user amenities, and bike and pedestrian path, and pedestrian bridge.

### **Manitowoc River Walkway (Riverwalk) (#31)**

Landscaping, user amenities, lighting, and walkway extension.

### **Manitowoc Senior Center (#32)**

Landscaping, user amenities, improve lighting and signs.

**Manitowoc Small Boat Harbor (Marina) (#33)**

Provide landscaping, fencing, lighting, docking slips, user amenities, shore and pier fishing amenities.

**Mariners Trail**

Develop user amenities.

**Memorial Drive Wayside Park (#34)**

Landscaping, user amenities, and paving of the parking areas.

**North Lakefront (#35)**

Construction of walkway/trail system, new fitness course, parking areas, lighting, user amenities, landscaping, pedestrian bridge.

**Park Maintenance Facility at Waldo and Fleetwood**

Infrastructure upgrades and code compliance improvements.

**River Heights Drive (#36)**

User amenities, development of park access, parking area, nature trails, site preparation, and landscaping.

**South Lakefront (#37)**

Construction and paving of walkway and parking area, landscaping, site preparation, open shelters, viewer deck, user amenities, and lighting.

**South Lakefront Wayside (#38)**

Landscaping, user amenities, walkway, and water orientated uses.

*\*In all parks, there should be an on-going effort to control all non-native flora and fauna such as emerald ash borers, gypsy moth and purple loosestrife.*

## **MASTER PLAN FOR LAND ACQUISITIONS**

The following list of land acquisition and development targets are deemed to be important as the City housing and population increases in growth corridors identified in the 2009 City of Manitowoc Comprehensive Plan. The timetable for these acquisitions are not likely to happen in the next five (5) years, but should be considered as future residential development occurs. New parkland may occur in the form of a dedication of land by a developer based on the City's Subdivision Ordinance, a combination of dedication and acquisition, or acquisition as budgeted over a period of time. Dedication may especially be preferred by the City if a developer desires to plat in an area that has been designated for future parkland on the City's Land Use Plan.

1. Southwest Section and Central Portions of Manitowoc (Neighborhood Park and playground) - A large parcel of land needs to be acquired and developed for an athletic facility. This should be developed in the southwest area of the City.
2. West Central Manitowoc (Neighborhood Park & playground) - A need to acquire additional acreage adjoining the Manitowoc River and along the Manitou Park area will enhance the existing property now owned by the City. This will increase recreational opportunities for biking, walking, jogging, and other water-related recreational pursuits.

3. Camp Vits Park (Community Park) - Acquire additional acreage for Camp Vits to provide better access and preserve other natural areas. This would include securing rights over a 60 foot strip of land that would provide better access to the park from S. Parkview Road and eventual acquisition of land south to Custer Street. Additional parkland for access to this pristine park would open the entire area to area residents. This nature-based park is extremely important to the preservation of a natural resource.
4. Northwest Section of Manitowoc (Community Playfield) - Acquisition of a 50 to 100-acre parcel of land is needed in the northwest corridor of Manitowoc for an athletic field. This park might include lighted recreation activities, restroom/shelter facility, playground equipment and ample parking on site. This would enhance a sorely needed facility to help area sports teams and leagues run their programs. This could be a cooperative effort between the City, sports leagues, service organizations, and State-aid funding sources. This would fulfill the need for a community playfield.
5. Northwest and Northeast Sections of Manitowoc. (Neighborhood Park & playground) - Two (2) sites of approximately 10-acres each are needed in the northeastern segment, and three (3) sites of approximately 10-acres each are needed in the City for neighborhood parks and playgrounds.
6. Acquisition of property on the western perimeter of the City in the long term.

## **MASTER PLAN FOR OPEN SPACE IMPROVEMENTS**

1. Lakeside Boulevard - From Red Arrow Park to the UW-Manitowoc on the Lake Michigan side, this bluff has suffered serious erosion problems from high water levels over the years.
2. Waldo Boulevard - From Maritime Drive to North Rapids Road, this boulevard is maintained by the Manitowoc Parks Department throughout the year. Additional site preparation, utility upgrades, and landscaping including flowers and trees are needed for each island.
3. Dewey Street Islands - Have developed to connect USH 151 (Calumet Avenue) to South Rapids Road. Upkeep of the islands are the responsibility of the City Parks Department. Additional landscaping may be needed.
4. Lincoln Boulevard - Additional site preparation, utility upgrades, and landscaping including flowers and trees are needed for each island.

## **MASTER PLAN FOR TRAIL DEVELOPMENT**

As referenced in the City's 2009 "Comprehensive Plan", the City should develop a system of connecting trails that would ultimately become major regional trails. These trails should extend beyond the City limits, and connect to other County and State trails. The key elements of the City's trail system should include:

1. The recreational trail system along the Manitowoc River needs to be extended from Manitou Park and the Rahr walkway to the east and west to make pedestrian access easier along this waterway system.

2. The South Manitowoc River walkway should be extended to connect with the South Lakefront walkway system.
3. The recreational trail system within the City of Manitowoc needs to be expanded and connections made with proposed and existing County trails.
4. Extension of the Little Manitowoc River recreational trail from Maritime Drive through Lincoln Park to North 18<sup>th</sup> Street.
5. South Lakeshore Trail paralleling Lake Michigan, connection south to Sheboygan County (Silver Creek Park to 8<sup>th</sup> Street Bridge).
6. River Walk Trail (north and southside of the Manitowoc River).
7. Mariners Trail (Marina to City of Two Rivers).
8. Upper Silver Creek Trail at the I-43 Industrial Park.

The trail routes will involve a combination of City-owned park and conservancy lands, easements through private property, and sections on public street rights-of-way. Bicycle and pedestrian routes as described in the "City of Manitowoc Bicycle Facilities Plan" prepared by the Bay-Lake Regional Planning Commission and the City of Manitowoc Planning Department in September 1995, should be designed to connect to the "spine trail" system.

Key Goals are to

1. Develop a bicycle trunk, route, and trail system within the City of Manitowoc.
2. Develop a bicycle trunk, trail, and route system that attain as high a level of efficiency as is possible.
3. Develop a bicycle trail, and route system that attains as high a level of safety as possible.
4. Promote bicycling as a significant and alternative mode of intra-city and intercity travel.
5. Incorporate bicycle planning into all other City planning efforts, as well as infrastructure development and enhancement projects and programs.

A "trailhead" for the lakeshore trails is recommended to be located near the Lake Michigan Car ferry docking area. Many carferry users are bicyclists, and promoting access to the bicycle trails should be an important element of tourism promotion for the area.

Where feasible, these trails should be designed as an eight (8) to ten (10) foot wide trail which meets American Association of State Highway and Transportation Officials (AASHTO) standards. AASHTO standards are the nationally recognized standards for facilities that utilize federal funding.

In recent years, the City and County of Manitowoc have worked in conjunction with various agencies to provide quality trails in the area. A number of trails have been established for walking, jogging, biking, rollerblading, and other forms of both active and passive types of recreational activities.

The philosophy behind this concept is to link Manitowoc with Brown County to the north, Sheboygan County to the south, and the western boundaries of the outlying counties as well. Several plans as mentioned before have been prepared to aid in the development of new trails.

The following major trail systems are currently within the City limits, and should be linked with other County-wide trails as soon as feasible.

1. **Mariners Trail** - Developed between the center of Manitowoc and Two Rivers, this 5.5 mile trail provides access to both communities where their City limits meet. A Department of Transportation grant, along with local and regional support, allowed both cities to realize this precious resource. Additional maintenance and improvements will be needed in the future, which would include additional lighting, telescope additions, landscaping, and user amenities and shoreline protection. A "Friends" group has been formed to work on future plans for the trail.
2. **Riverwalk** - Located between the Manitowoc Marina and the Burger Boat Company Park on Quay Street. User amenities, landscaping, signage, and lighting will also be needed to enhance this section.
3. **Rahr Pathway** - Located in Manitou Park along the Manitowoc River, this trail section eventually will link to the sidewalk system on Michigan Avenue. Additional lands should be set aside along with pedestrian and user amenities. Other improvements might include landscaping, fishing pads, signs, and bridge construction across the Manitowoc River to Henry Schuette Park.
4. **North 10<sup>TH</sup> Street Corridor** - Paved with extra wide shoulders, this bike trail leads into the downtown section of Manitowoc. Additional on-street paving should be constructed whenever the South 10<sup>th</sup> Street is reconstructed.
5. **Little Manitowoc River Trail** - Should extend from Maritime Drive, through Lincoln Park and conservancy area, around the golf course area to N. 18<sup>th</sup> Street. The upper part of the trail goes through an area that is expected to be platted within the next several years, and the trail design can be integrated into future subdivision plats.



### **Other Park and Open Space Plans**

The following plans completed since the “City of Manitowoc Park, Recreation, and Open Space Plan 2005-2010 are as follows. These plans should be referred to during consideration of capital improvement projects:

1. “The part of Manitowoc Downtown River Corridor Master Plan” (dated December, 2009)
2. Lake Michigan Ice Age Trail Corridor Plan for Kewaunee, Manitowoc and Sheboygan Counties, Wisconsin approved by the Natural Resources Board at the December, 2006 Board Meeting. This was a joint project of the Wisconsin Department of Natural Resources, National Park Service (exit DNR), Bay Lake Regional Planning Commission (exit DNR), and the Ice Age Park and Trail Foundation (exit DNR).
3. “Manitowoc Riverwalk Master Plan and Design Guidelines”, adopted on October 19, 2009.
4. “City of Manitowoc Comprehensive Plan”, adopted on December 21, 2009

### **SIX-YEAR IMPLEMENTATION PLAN**

Any plan is only as good as the ability of a community to implement it. The “Master Plan” section of this document has identified all of the improvements and land acquisitions that should be made to the City’s park system in the short and long term.

The City Parks, Recreation, along with the Parks and Recreation Committee, has prioritized all of the items listed in the Master Plan (park facilities, land acquisition, trails), and has narrowed the recommendations list by highest priority in the following Six-Year Implementation Plan table.

Table 1 on the following page should be reviewed annually to determine:

1. Which actions have been completed and can be removed from the Six-Year Implementation Plan.
2. Which actions should remain in the plan for the next five (5) years, and which actions should be included for the first time.
3. The specific projects listed for a given year should also coincide with the City of Manitowoc’s Annual Budget.

**Table 1: Six-Year Implementation Plan**

Park Project Priority list	Total Amount
<b>2011 Projects*</b>	<b>\$423,000</b>
Lincoln Park: Cabin 1	\$200,000
Union Park: Tennis courts and hard surface removal -	\$50,000
Playground Equipment: Update to ADA standards	\$20,000
Henry Schuette Park: Upgrade	\$50,000
Lincoln Park: Pathway overlay	\$60,000
Mariners Trail: Upgrade	\$18,000
Park and Rec Building: Upgrade	\$25,000
<b>2012 Projects</b>	<b>\$800,000</b>
Lincoln Park: Roadway update	\$300,000
Red Arrow Park: Roadway update	\$250,000
Silver Creek Park: Erosion control	\$40,000
Lincoln Park: Zoo parking lot	\$60,000
Lincoln Park: Zoo pathways upgrade	\$50,000
Grant Match	\$100,000
<b>2013 Projects</b>	<b>\$800,000</b>
Lincoln Park: Field-house repairs	\$250,000
Lincoln Park: Tennis courts upgrade	\$50,000
Red Arrow Park: Tennis courts upgrade	\$50,000
Red Arrow Park: Roadway update	\$200,000
Fleetwood Park: Tennis courts upgrade	\$50,000
Silver Creek Park: Field-house repairs	\$100,000
Grant Match	\$100,000
<b>2014 Projects</b>	<b>\$700,000</b>
Park Shop Upgrade	\$250,000
Playfields update	\$100,000
Halverson Park: Restroom update	\$100,000
Lincoln Park: Roadway update	\$150,000
Grant Match	\$100,000
<b>2015 Projects</b>	<b>\$500,000</b>
Lower Henry Schuette Park: General repairs	\$100,000
Lakefront trails upgrade	\$100,000
Emma Radandt Park: Amenities	\$100,000
River Walkway System	\$100,000
Grant Match	\$100,000
<b>2016 Projects</b>	<b>\$825,000</b>
Citizen Park: Building upgrade	\$150,000
General rest room upgrades	\$350,000
Ball diamond upgrades	\$100,000
Municipal field amenities	\$125,000
Grant Match	\$100,000

Source: Parks and Recreation Committee

\*The 2011 Implementation plan projects and estimated costs are consistent with the City of Manitowoc's 2011 Annual Budget.

## BACKGROUND INFORMATION

### Mission

#### The Mission of the City of Manitowoc:

- E. Through innovative and dynamic leadership, the City of Manitowoc will effectively manage public resources to enhance the quality of life for the benefit of the entire community by:
  - a. Fostering opportunities for economic growth;
  - b. Protecting the safety and well-being of the community;
  - c. Serving the needs of the community with respect and dedication;
  - d. Embracing the arts, humanities, and cultural diversity; and
  - e. Providing a welcome atmosphere for our citizens and visitors.

Acquisition, development, operation, and maintenance of the City's park system is directed by the Parks and Recreation Department. A year-round recreation program for all ages and abilities is also provided by the department. Public and private school buildings are utilized at no cost to the department as per facility agreements.

The Manitowoc Senior Center is part of the Department's programming and operation responsibility. The Buildings and Grounds Department handles all inside building maintenance on the facility, and the Manitowoc Parks Department handles the outside responsibilities.

The Recreation Board, Municipal Tree Commission, Zoological Board, and Committee on Aging are all advisory bodies that recommend programs and facility improvements to the standing Parks and Recreation Committee, which is made up of five (5) of the ten (10) alderpersons comprising the Manitowoc Common Council.

The City's Parks and Recreation Department consists of three (3) distinct Divisions:

1. Parks
2. Recreation
3. Senior Center

The department's manpower is comprised of 22.5 full-time equivalent employees, and numerous part-time and seasonal employees. The main governing body for this department is the Parks and Recreation Committee. The department also receives advisory counsel from the Recreation Board, Zoological Board, Municipal Tree Commission and Committee on Aging.

The Parks Division maintains the City's 700+ acres of parklands, boulevards, waysides, trails, and open spaces. It also operates the Lincoln Park Zoo, which houses a wide variety of local, regional, national, and international species of animals.

The Parks Division serves as the City's Forestry Division and is responsible for over 18,000 street trees within the City limits. The City of Manitowoc invested in the development of a park tree inventory, a park tree management plan, and a cost/benefit analysis of inventoried park trees with grant monies from the Wisconsin Department of Natural Resources. The inventory was conducted by "Stratapoint Incorporated", and the analysis and plan development was performed by registered consulting arborist, Logan Nelson. Based on the recent inventory of Manitowoc park

trees, the data analysis summary indicates the potential strengths and weaknesses identified within the Manitowoc parks tree population.

Park facilities include ball diamonds, basketball facilities, football fields, cabins/field houses, concession stands, tennis courts, volleyball courts, horseshoe pits, soccer fields, playgrounds, nature trails, cross country ski trails, multi-use facilities, beach areas, restroom/shelter facilities, disc golf, dog runs, and the Aquatic Center.

The Recreation Division organizes plans, develops, and supervises a diversified program of recreation, sports, and special events for all ages and abilities. Additionally, the Division maintains the Red Arrow beach area during the summer months. It also maintains the outdoor ice rink at Silver Creek Park during the winter season. All scheduling and reservations, as well as equipment rentals, are handled through this Division.

The Senior Center Division administers and coordinates all activities of the Manitowoc Senior Center. Activities at the Center include day trips, seminars, physical fitness activities, life-long learning activities, special events, and recognition programs. The various boards and committees work hard to cooperate with, and assist, community organizations by providing space for a myriad of activities for older adults.

The Parks and Recreation Department cooperates and partners with various community organizations, school districts, businesses, and agencies throughout the region. The arrangement reduces overhead, enhances the department's revenues, and provides the ultimate in resources for the community.

Ensuring that local citizens are satisfied with programs and facilities, City staff work effectively with commerce and industry in Manitowoc to enhance the vitality and progress of this community. The development and maintenance of natural open areas available to all is also vital to the future success of the City.

Parkland acquisition, development, and maintenance is carried on through both long-range planning, such as this document, as well as through the City's subdivision review, street re-assessment, and other business related activities and programs.

This planning effort attempts to coordinate with the other planning efforts, such as the State's Smart Growth law, the City of Manitowoc "Comprehensive Plan", Manitowoc County's Park and Open Space Plan, the "City of Manitowoc Bicycle Facilities Plan", and other plans relative to recreation and open spaces.

These plans address the component of park, recreation, and open space lands in the context of relationships to neighborhoods, growth patterns, and improving quality of life in the City. The "City of Manitowoc Bicycle Facilities Plan" addresses the linkages of parks, open space, neighborhoods, area attractions to promote non-motorized transportation and safe travel within the City for bicyclists and pedestrians.

### **City's Parks and Recreation Department Mission Statement**

The City's Parks and Recreation Department is committed to improving the quality of life for all City residents and visitors. This is accomplished by providing and promoting well maintained and fully functional parks, facilities, and public open spaces, as well as offering a variety of lifelong recreational opportunities and special events for people of all ages.

**Objectives**

1. To provide Manitowoc residents with enough parkland, facilities, recreational programs, and open spaces to meet their needs to 2016 and beyond.
2. To create new avenues by which parkland may be acquired and developed during the “new growth” and “redevelopment” stages of the City.
3. To coordinate and cooperate with various entities throughout the City before duplicating facilities, services, or outdoor recreation spaces.
4. To ensure that facilities and programs are accessible to all residents of Manitowoc, as well as providing accessible amenities for the disabled or senior population, where reasonable and feasible.
5. To advocate for the conservation and utilization of suitable sites for outdoor recreation pursuits.
6. To connect a trail system for bicyclists, walkers, joggers, and other fitness enthusiasts throughout the City and County of Manitowoc.
7. To be consistent with the goals, objectives and strategies of the City’s “Comprehensive Plan” and Wisconsin Smart Growth Law.

**Goals**

- A. To revise and update information needed to make program, facility, and funding decisions, and complete an inventory of current parks and recreation facilities.
- B. To consider public input concerning programming for youth, adult, and senior citizens.
- C. To make the City eligible for State, Federal, and other funding sources for the acquisition and improvement of park related elements.

## **INVENTORY OF EXISTING OUTDOOR RECREATIONAL FACILITIES**

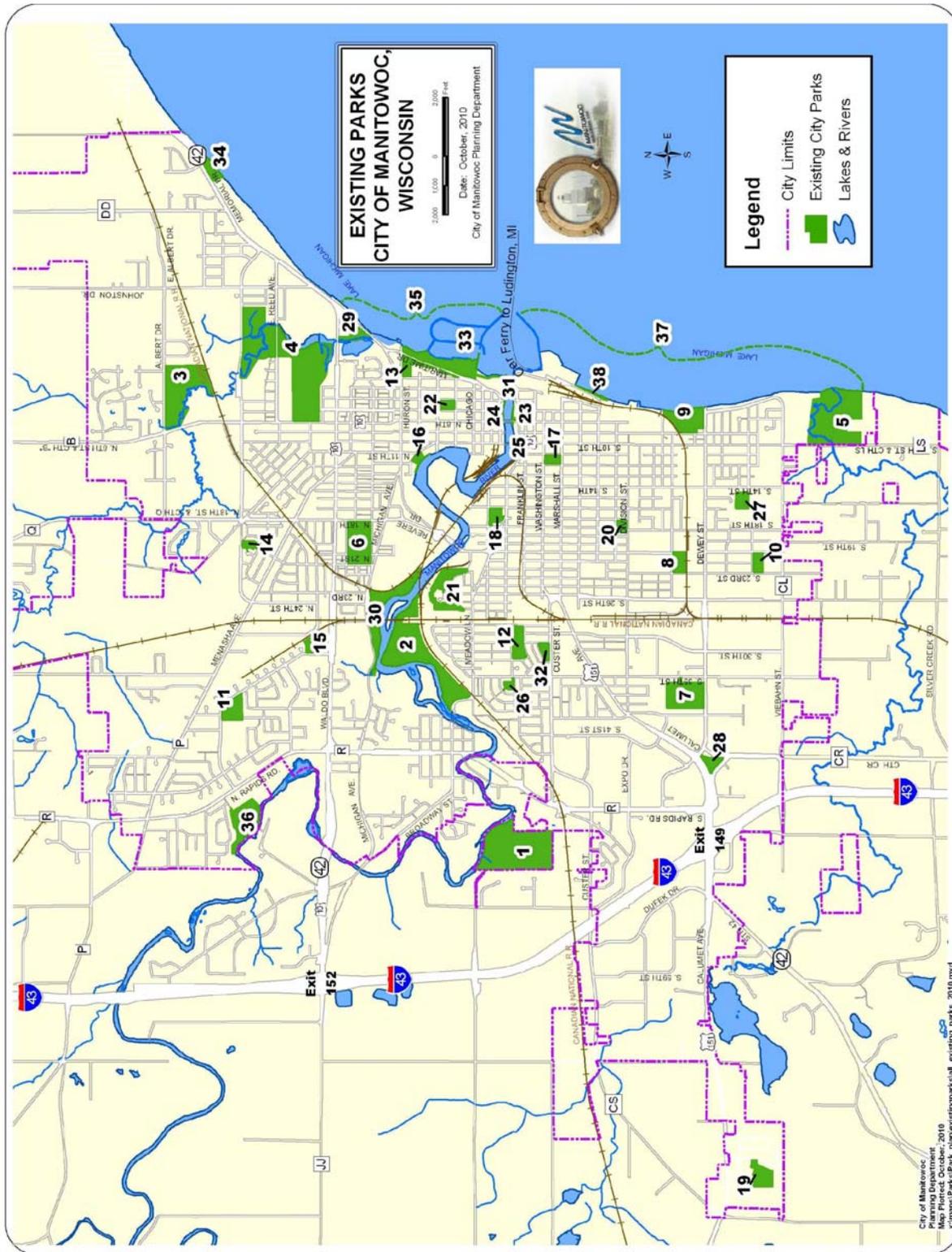
1. This section outlines recreation facilities available at municipal parks, public and parochial schools, public/private special use recreation facilities available to the general public, as well as publicly owned lands not designated for outdoor recreation areas.

The following classifications categorize the existing outdoor recreation facilities in the City which totals 663.84 acres. Classifications include: Community Parks, Community Playfields, Neighborhood Parks, Neighborhood Playgrounds, Mini Parks, and Special Use Facilities.

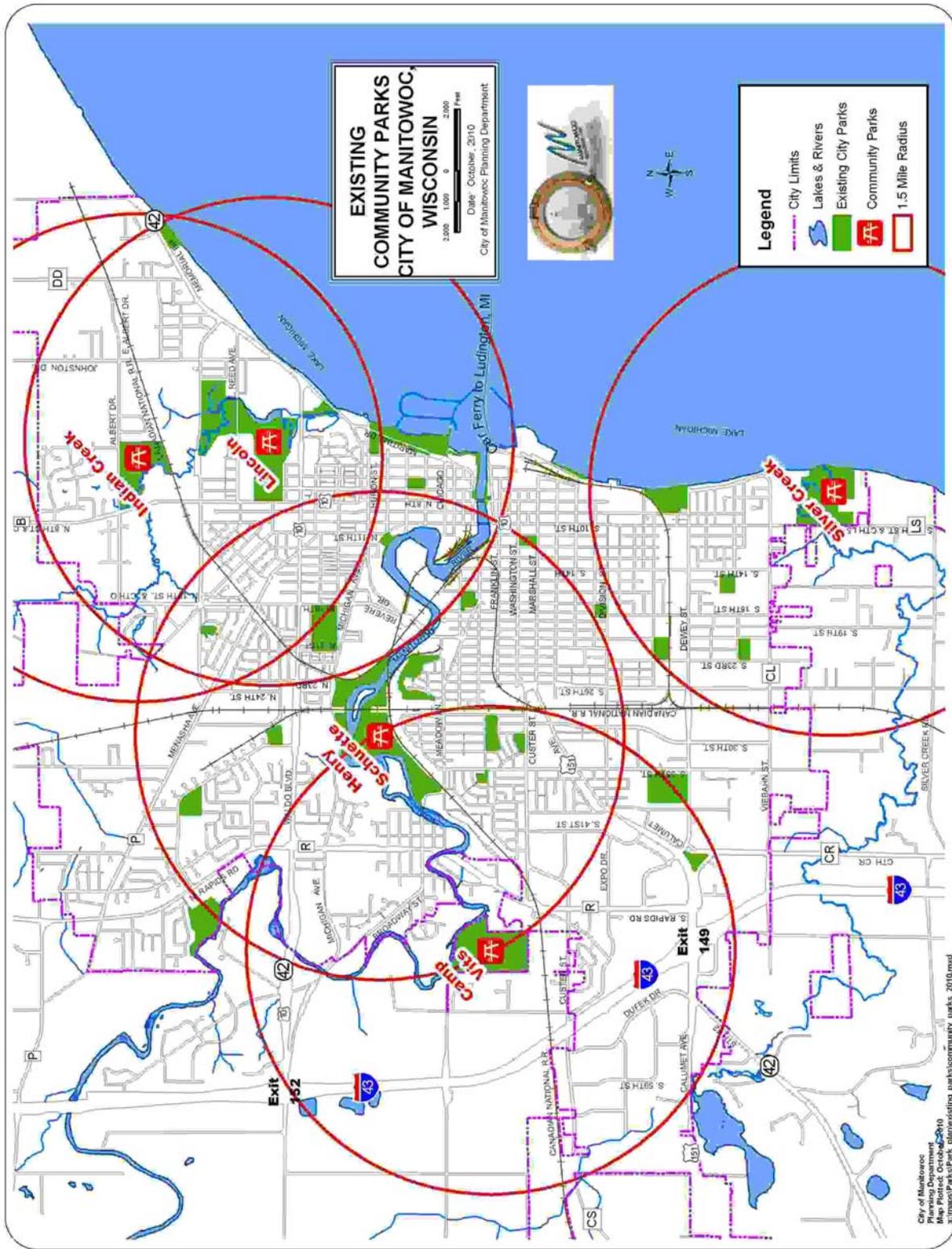
- A. **Community Parks** (374.63 acres)
  1. Camp Vits (p.21)
  2. Henry Schuette Park (p.23)
  3. Indian Creek Park (p.25)
  4. Lincoln Park and Conservancy (p.27)
  5. Silver Creek Park (p.29)
- B. **Community Playfields** (91.33 acres)
  6. Citizen Park (p.33)
  7. Dewey Street Park (p.35)
  8. Municipal Athletic Field \* (p.37)
  9. Red Arrow Park and Conservancy (p.39)

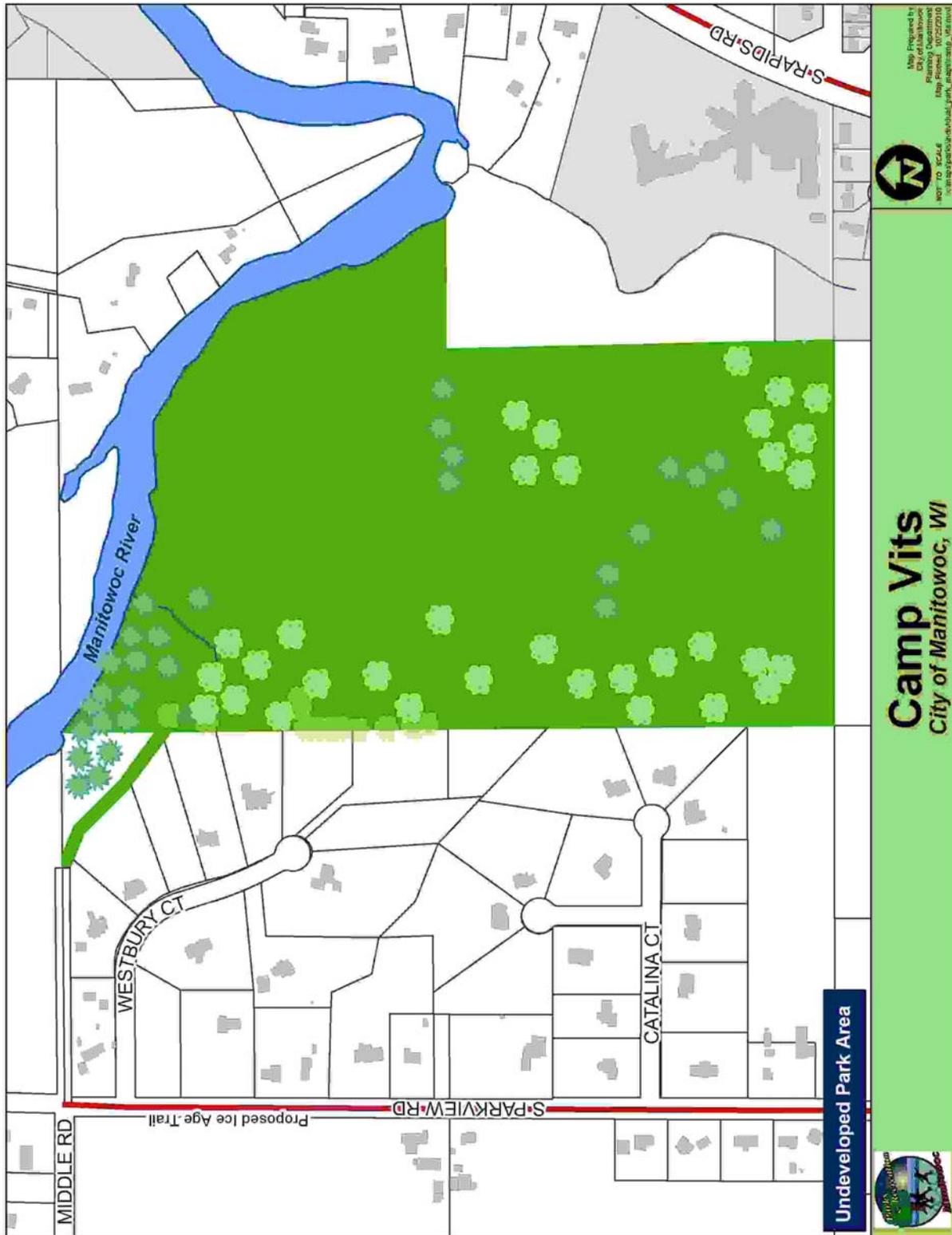
\*Municipal Athletic Baseball field is owned and maintained by the City of Manitowoc. In 1999, the football field and track areas of Municipal Field were deeded to the Manitowoc Public School District. A deed restriction noted that the City of Manitowoc, Manitowoc Lutheran H.S., and Roncalli H.S. were exempt from any charges to use these facilities.

- C. **Neighborhood Parks (67.42 acres)**
  - 10. Emma Radandt Park (p.43)
  - 11. Fleetwood Park (p.45)
  - 12. Halverson Park (p.47)
  - 13. Lakeview Park (p.49)
  - 14. Lincolnshire Park (p.51)
  - 15. Rheaume Park (p.53)
  - 16. Riverview Park (p.55)
  - 17. Washington Park (p.57)
  - 18. Westfield Park (p.59)
  - 19. Silveridge Park (p.61)
  
- D. **Neighborhood Playgrounds (22.61 acres)**
  - 20. Pulaski Park (p.65)
  - 21. Riverview Drive Park (p.67)
  - 22. Union Park (p.69)
  
- E. **Public School Facilities (p.71)**
  
- F. **Mini Parks (9.31 acres)**
  - 23. Burger Boat Company Park (p.75)
  - 24. Manitowoc Shipbuilders Company Park (p.75)
  - 25. Mariners Landing West (p.76)
  - 26. Dale Street Park (p.79)
  - 27. South 14th Street Parkland (p.81)
  
- G. **Special Use Facilities (98.54 acres)**
  - 28. Calumet Avenue Wayside Park (p.85)
  - 29. Little Manitowoc River Walkway (p.87)
  - 30. Manitou Park and Conservancy (p.89)
  - 31. Manitowoc River Walkway (p.91)
  - 32. Manitowoc Senior Center (p.93)
  - 33. Manitowoc Small Boat Harbor (p.95)
  - 34. Memorial Drive Wayside Park (p.97)
  - 35. North Lakefront (p.99)
  - 36. River Heights Park (p.101)
  - 37. South Lakefront (p.103)
  - 38. South Lakefront Wayside (p.105)



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## Community Parks

1. **Camp Vits** – This Park is classified as a Community Park, and contains a total of 76.62- acres of land located by the scenic Manitowoc River with bluffs, ravines, and wildlife areas. The park serves approximately 5,000 persons in its primary one and one-half (1½) miles service radius. Currently, a few service organizations are using this park to provide nature-based activities such as tree and plant identification, water science, and other passive pursuits.

### Existing Inventory

- a. 76.62-acres
- b. Current facilities – Undeveloped

**Capacity for future use** - This park will continue to be mostly passive recreation with conservation group usage.



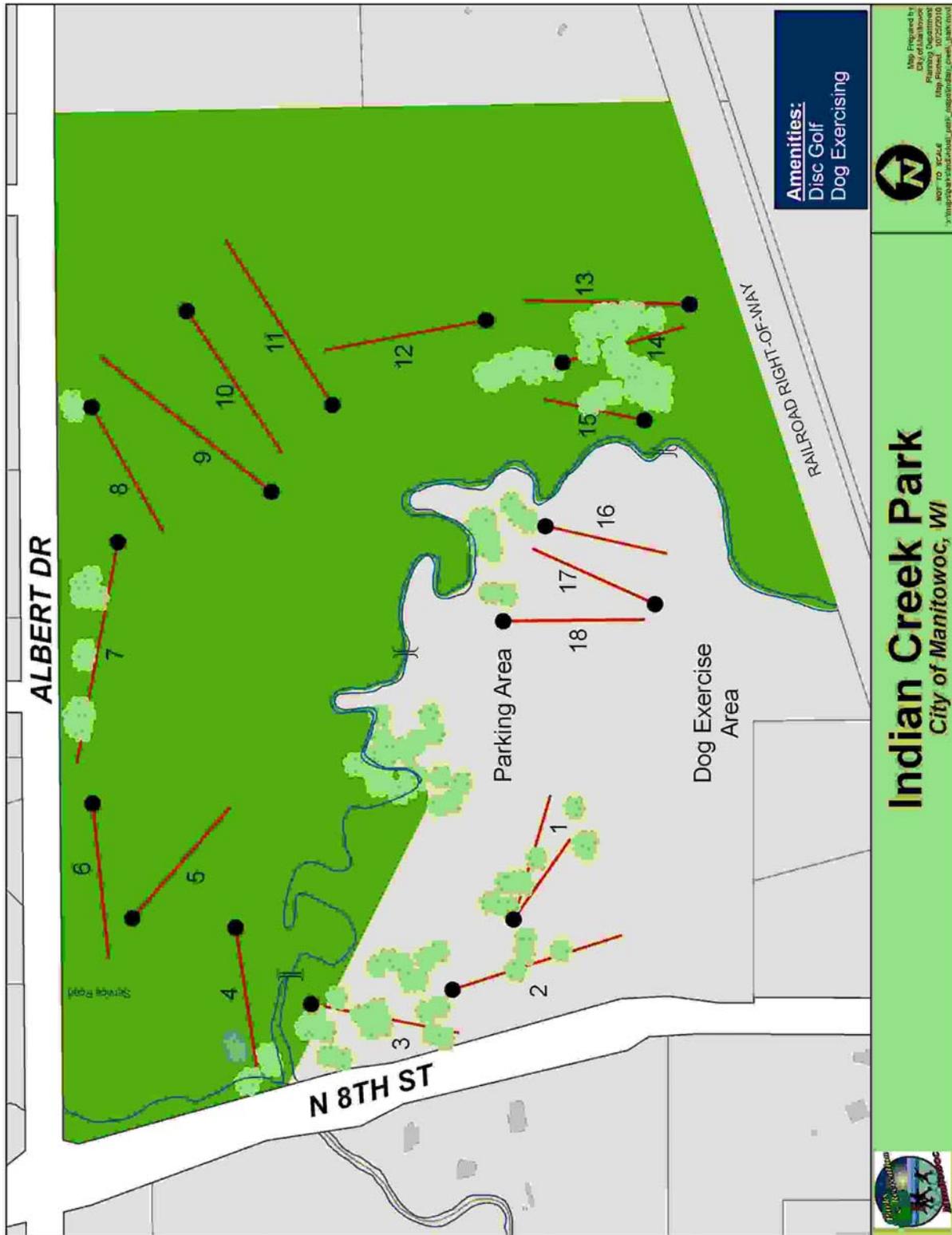
2. **Henry Schuette Park** – Located by the scenic Manitowoc River, with rolling terrain, wildlife, aquatic type plants, bushes, and forest. Containing approximately 65.17-acres of land, this community park provides a wide variety of passive and active recreation pursuits. The park has two (2) parts: a Community Built Playground constructed in 2003 by the Friends of the Park, Inc. in the upper portion, and the lower park which contains natural walking/biking paths along with an exercise course area. The exercise/fitness trail is in a deteriorated condition and needs either upgrading, replacement, or removal.

Approximately 10,000 persons currently live in its primary one and one-half (1½) mile service radius, and it serves basically the western portion of the City of Manitowoc.

#### **Existing Inventory**

- a. 65.17-acres Current facilities
- b. Restroom and shelter facility
- c. Drinking fountain
- d. Off-street parking stalls
- e. Picnic areas
- f. Community Built Playground
- g. Nature trails
- h. Two (2) open shelters
- i. Fitness trail
- j. Natural fishing areas
- k. Cross country skiing
- l. Scenic vistas

**Capacity for future use** - The park continues both passive and active recreation activities. This is a heavily used park, and this pattern is expected to continue in the future.

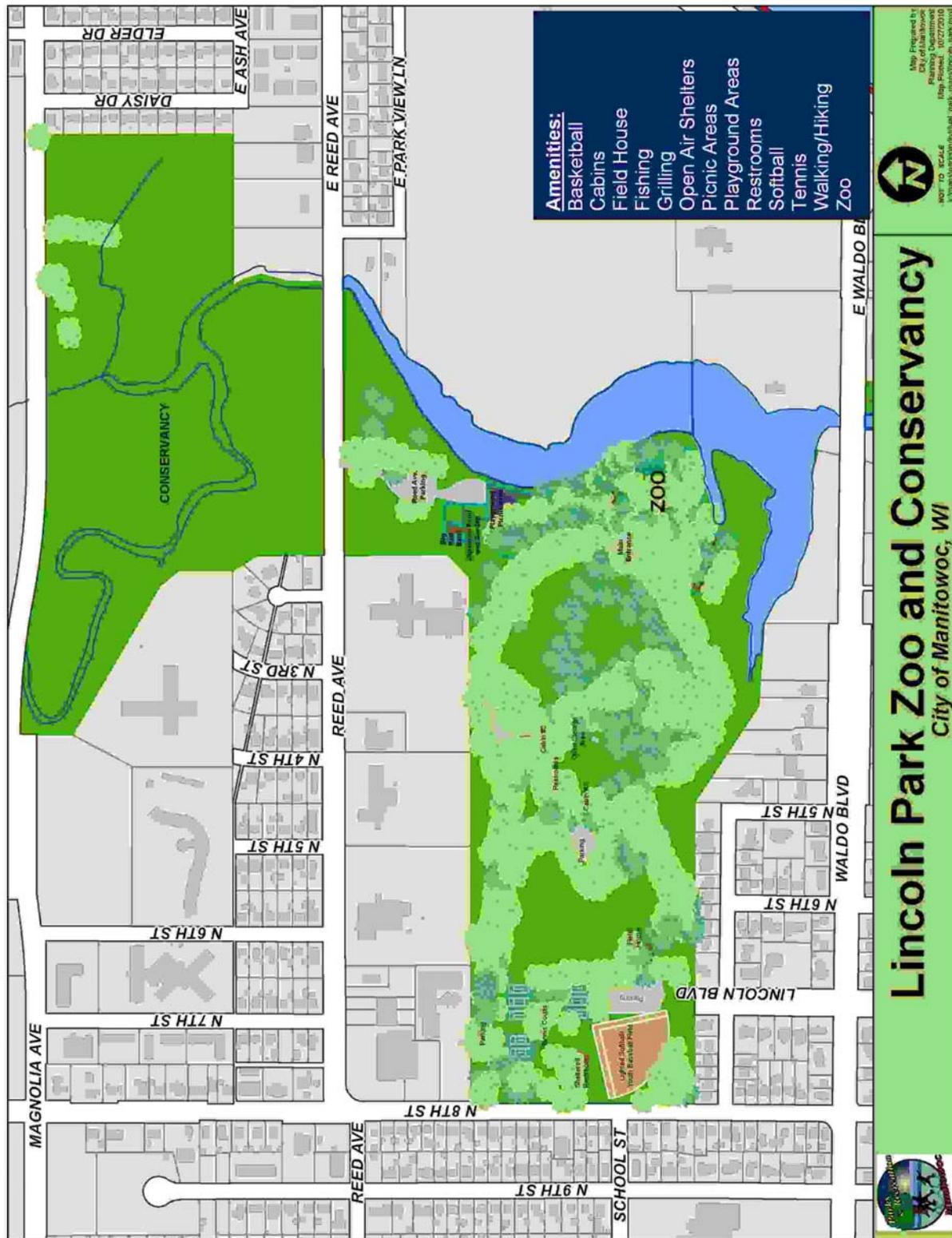


**3. Indian Creek Park** – Located in the northeast portion of the City, this park contains 46.41-acres of partially wooded, rolling property. Abutting the Little Manitowoc River, this park has a natural spring located in the southeast portion of the property. Serving a population of approximately 3,000 residents, it currently is undeveloped, but has the potential for a wide variety of active and passive recreational types of activities.

**Existing Inventory**

- a. 46.41-acres Current facilities
- b. Disc Golf Course and Dog Exercise Area

**Capacity for future use** - Current development patterns show strong needs for developing this park area.



Map Prepared by  
Planning Department  
City of Manitowoc  
Map Date: 02/20/2010  
Map Scale: 1" = 100 feet  
Map File: c:\parks\recreation\parks\_recreation.mxd

# Lincoln Park Zoo and Conservancy

City of Manitowoc, WI

4. **Lincoln Park and Conservancy** - Currently the largest park in the City. It contains 114.69-acres of land, of which 69.67-acres is active parkland, and 45.02-acres are conservancy parkland. A wide range of passive and active recreation pursuits within the park draws visitors from all of Manitowoc County. Approximately 13,000 persons currently live in its primary one and one-half (1½) mile service radius. It is located in the northern sector of the City, and is one (1) of the most important for this urban area.

**Existing Inventory**

- a. 114.69-acres
- b. Park - 69.67-acres
- c. Conservancy - 45.02-acres
- d. Current facilities
- e. Field house with restrooms
- f. Shelter with restrooms
- g. Two (2) cabins one with restrooms, one without
- h. 80 off-street parking spaces and various parking facilities
- i. Three (3) large picnic areas with tables and grills
- j. Zoo with various species theme: petting barn, educational building, Coho rearing pond, and ancillary zoo structures
- k. Two (2) children' playgrounds
- l. Eight (8) lighted tennis courts
- m. One (1) lighted softball field with bleachers
- n. Nature trails and wildlife areas
- o. Basketball areas

**Capacity of future use** - This park will continue to be a heavily subscribed park by the public because of the cabin rentals, zoo attendance, and tennis court activity.



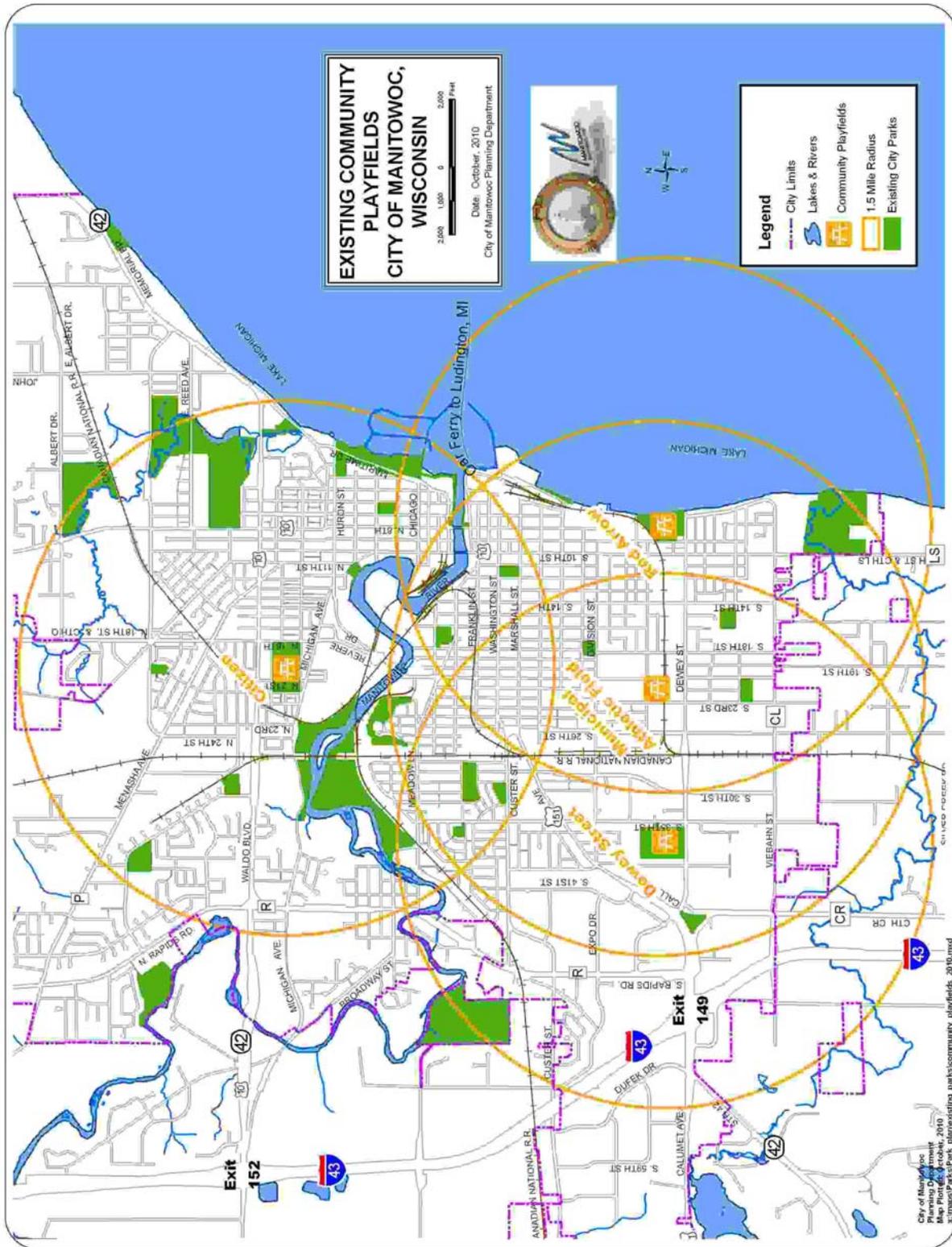
5. **Silver Creek Park** - serves the southern portion of the City. Several unique features such as rolling topography, rural-like wooded public areas, winter sports areas, and an 18-hole disc golf course are located in the park. The park contains 71.74-acres of land with a creek running into Lake Michigan and scenic overviews. Contained within the park's one and one-half mile (1½) primary service radius are approximately 10,000 persons. The park has the potential to serve 15,000 or more persons in the future.

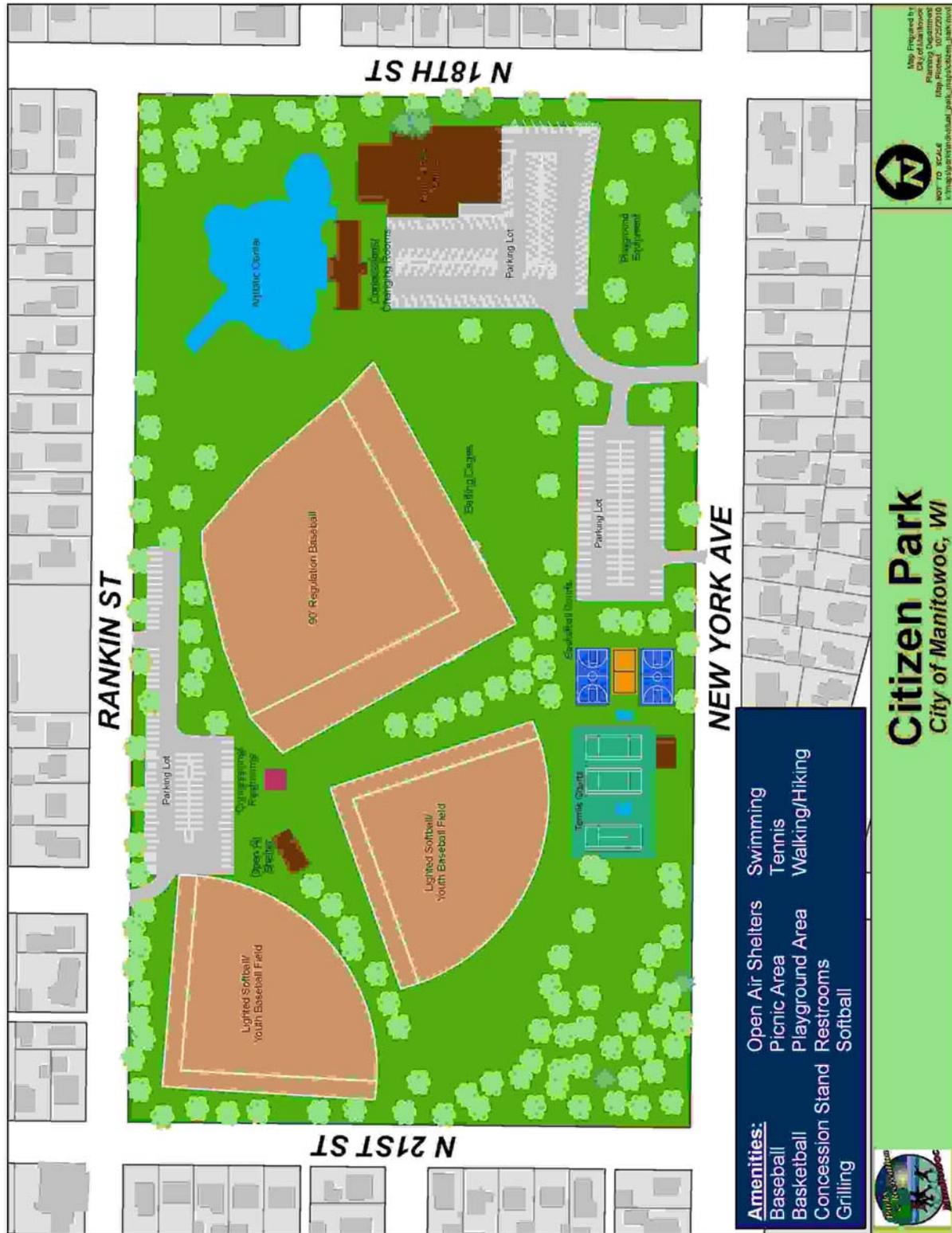
**Existing Inventory**

- a. 71.74-acres Current facilities
- b. Two (2) soccer fields
- c. Ice skating and sledding facilities
- d. Field house with restrooms
- e. Concession Stand
- f. One (1) open air shelter
- g. Children's playground equipment
- h. Parking facilities, 100 off-street spaces
- i. Three (3) large picnic areas with tables and grills
- j. Nature trails and wildlife areas
- k. Cross country ski trails
- l. Disc golf course
- m. Indoor batting cage

**Capacity for use** - Various programs run throughout the year. The disc golf course is open year round with high traffic patterns.

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## Community Playfields

5. **Citizen Park** – Contains 26.70-acres of land, and is classified as a community playfield. It generally serves the passive and active recreation needs of a one (1)-mile primary service area. This is a densely populated location in the City's north central sector. Approximately 18,000 to 22,000 persons reside within the one (1)-mile primary service radius with good access to the southern portion of the City. This is the headquarters for the City's Parks and Recreation office. The park is somewhat small for the potential number of persons to be served, and another athletic complex will be needed in the future to meet the population density requirements for this area.

The City's Aquatic Center opened in 2010. The new Aquatic Center became a community wide and "team effort" project, funded by both public and private dollars. Amenities of the aquatic center include three water slides, a diving board, a four lane lap pool, a lazy river, a zero-entry area for children, a sand play area and concession stand.

### Existing Inventory

- a. 26.70-acres
- b. Current facilities
- c. Multi-purpose recreation building
- d. Three (3) unlighted tennis courts
- e. Two (2) unlighted basketball courts
- f. Three (3) open air shelters
- g. Various picnic areas with tables and grills
- h. Two (2) lighted softball diamonds with bleachers
- i. baseball diamond with bleachers
- j. Two (2) children's playground with play apparatus
- k. Restroom/shelter/concession area
- l. Three (3) paved parking lots with 270 stalls
- m. Drinking fountains, bike racks and other user amenities
- n. "New York Reservoir and Pump Station" (5mm gallon underground reservoir constructed in 1970)
- o. Family Aquatic Center

**Capacity for use** - This Park is heavily used and will continue to be in the future. In 2011, the Parks and Recreation department offices are planned to be relocated to City Hall to improve coordination and communication.



7. **Dewey Street Park** – Classified as a community playfield and contains 26.51 acres of land. The park has an approximate service radius of one mile and 18,000 persons have convenient access to this park. This park site fulfills the acreage need for the southwest section of the City for community playfields. The two properties complement each other by providing an adequate number of recreational facilities that provide a wide variety of opportunities to the public.

**Existing Inventory**

- a. 26.51 acres Current facilities
- b. Two (2) regulation soccer fields
- c. One (1) children’s playground area
- d. A basketball hoop area
- e. One (1) restroom/shelter/concession area
- f. One (1) paved parking lot with 25 stalls for the park, and additional parking for the soccer complex on the school district.
- g. X-sports Complex

**Capacity of future use** – This park is used by skate, bike, and scooter enthusiasts now that the new X-sports Complex is built.



8. \* **Municipal Athletic Field** – The park contains 18.35 acres of land and has a services radius of one (1) mile. The baseball field is owned and operated by the City (7.16 acres), while the football/track/playfield areas are owned and operated by the Public School District (MPSD), (11.19 acres). Any future residential developments in the southern portion of Manitowoc will make additional acreage desirable for community playfield facilities.

**Existing Inventory**

- a. Total acreage - 18.35
- b. Municipal Baseball Field – 7.16 acres (City of Manitowoc)
- c. Municipal Athletic Field – 11.19 acres (MPSD)
- d. Current facilities
- e. Lighted baseball diamond with dugouts
- f. Press box
- g. Drinking fountain
- h. Two (2) Concession stands
- i. Storage building
- j. Off street parking
- k. Seven (7) sets of bleachers
- l. Picnic tables
- m. Scoreboard

**Capacity of future use** - The baseball field is used extensively from May through September with ball games from the MPSD, the American Legion program, and the semi-pro baseball team the Manitowoc Bandits.

\*The football and track portions of the Athletic Field are owned, and maintained by the MPSD. The baseball complex is owned and maintained by the City.



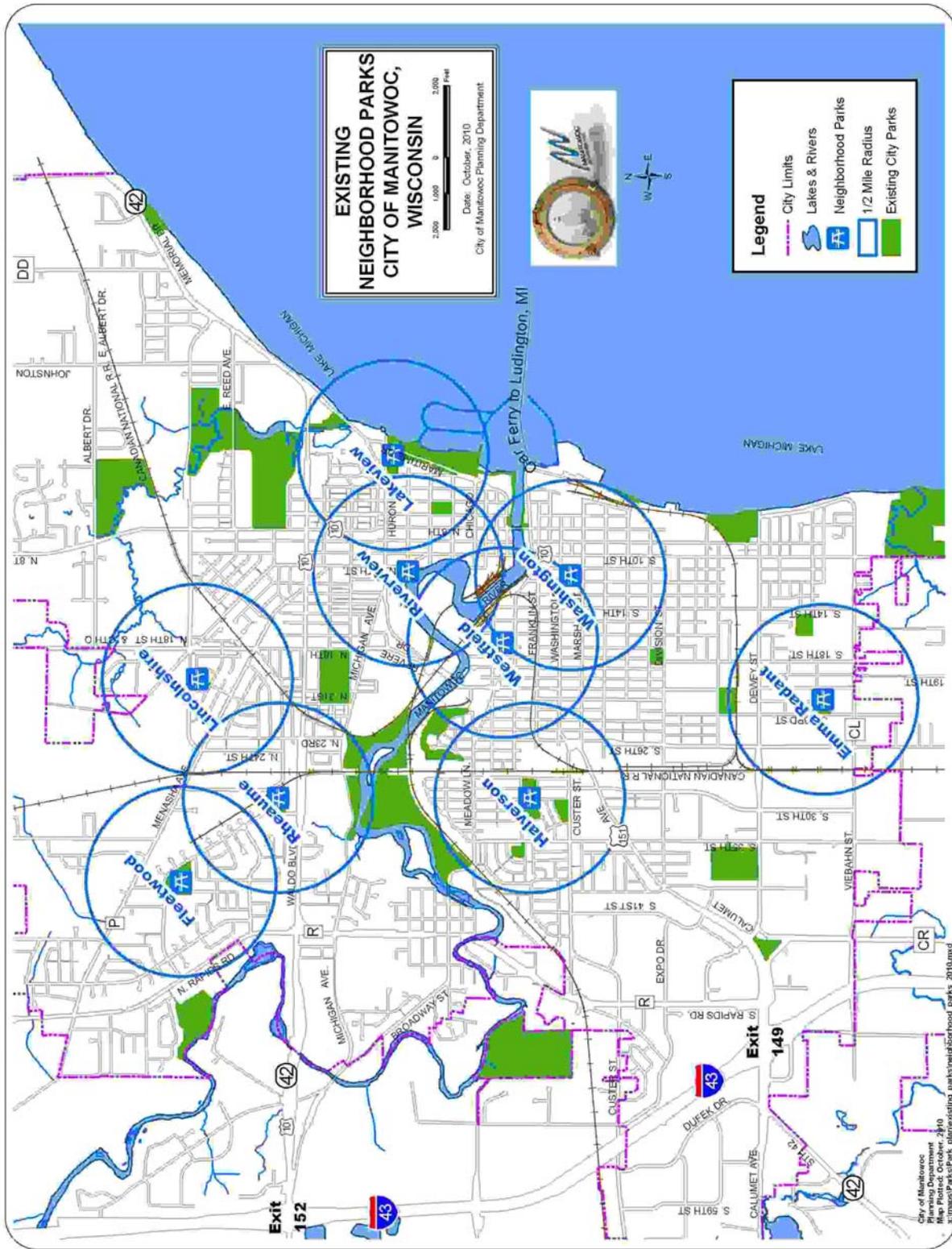
9. **Red Arrow Park and Conservancy** - contains a total of 19.77 acres of parkland. Approximately 7.23 acres of this property, consisting of a narrow strip of land running south approximately 2,800 feet along the Lake Michigan shoreline, is conservancy area. This park is mostly developed, and serves a primary service radius area of one (1) mile with an estimated population of 14,000 residents in that area. The site is about the correct size for serving the number of persons now living in its primary service area. The park abuts the lakefront, and features a handicapped walkway system, beach area, several shelters, a bathhouse/restroom area, and other athletic facilities.

**Existing Inventory**

- a. 19.77 acres
- b. Park – 12.54 acres
- c. Conservancy - 7.23 acres
- d. Current facilities
- e. Two (2) little league diamonds with bleachers
- f. Two (2) children’s playground equipment areas
- g. One (1) restroom/shelter/bathhouse facility
- h. One (1) restroom/shelter
- i. Open air shelter
- j. Drinking fountains
- k. Swimming area and beach
- l. Picnic areas with tables and grills
- m. Park facilities and 150 off-street spaces
- n. Four unlighted tennis courts
- o. Lakefront walkway system
- p. Scenic vista
- q. Handicap accessible lakefront and beach walkway

**Capacity of future use** - This Park serves a wide variety of active recreation users. Some groups include Lincoln High School physical education classes, practices and games for MPSD and Little League baseball teams, and beachgoers.

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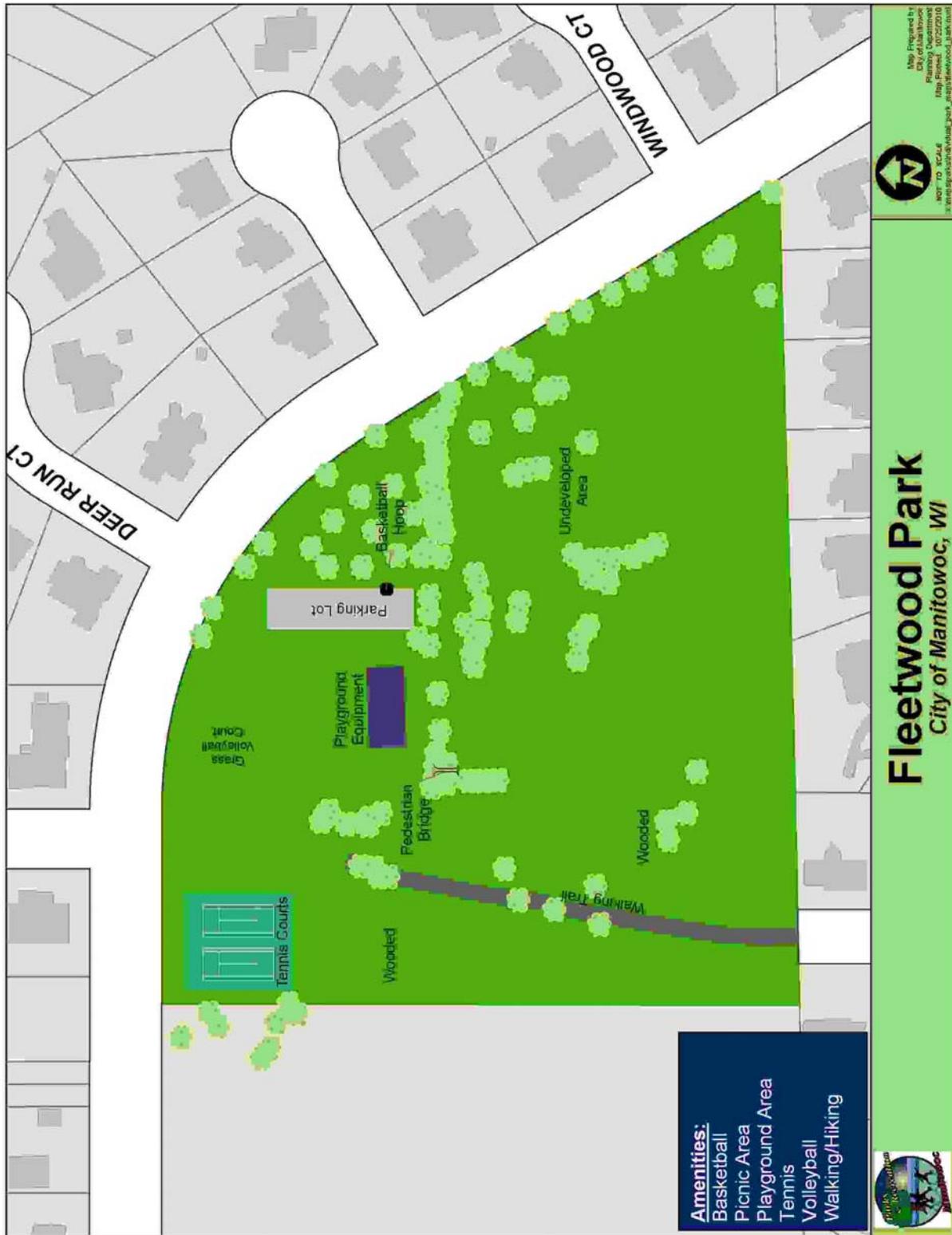
## Neighborhood Parks

10. **Emma Radandt Park** - located on the southeastern side of Manitowoc, this 5.19 acre parcel of parkland was donated by the Radandt Family to provide active and passive recreational opportunities for area residents.

### Existing Inventory

- a. 5.19 acres
- b. Current facilities - undeveloped

**Capacity for future use** - The area needs to be developed but will serve only the immediate area for both types of recreation. This future park will enhance opportunities for active and passive types of activities in the future.

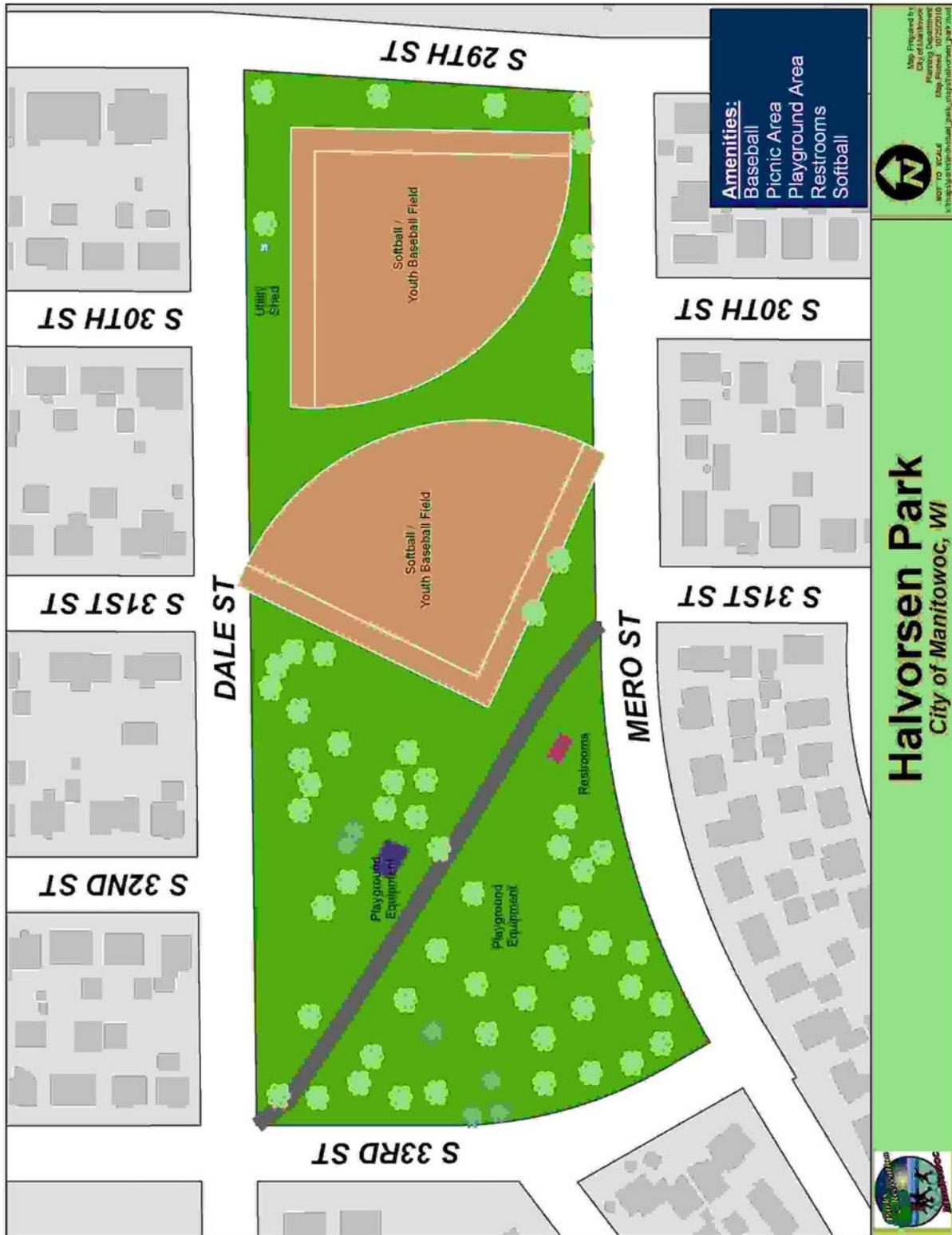


11. **Fleetwood Park** - this north-centrally located park contains 11.04 acres of parkland. A service radius of one-half mile offers about 4,000 residents convenient access to this park. Currently, the park gets used by both local residents, and citywide residents because of the tennis courts.

**Existing Inventory**

- a. 11.04 acres
- b. Current facilities
- c. Twenty-five (25) off-street paved parking stalls
- d. Two (2) unlighted tennis courts
- e. Children's playground apparatus
- f. Nature trails
- g. Play area
- h. Basketball hoop
- i. Picnic tables

**Capacity for future use** - This is a neighborhood park that is used by residents in the immediate area.



12. **Halvorsen Park** - this park is partially developed, and serves approximately 4,700 persons living within the one-half mile primary service area. It contains 10.02 acres of land, and hosts both active and passive recreation activities.

**Existing Inventory**

- a. 10.02 acres
- b. Current facilities
- c. Restroom/shelter building
- d. Drinking fountain
- e. Playground apparatus
- f. Two (2) softball/youth baseball diamonds
- g. Bleachers and players benches
- h. Landscaping
- i. Storage shed

**Capacity for future use** - the park is used mainly by surrounding neighbors but also serves various ball groups in the spring, summer, and early fall. Some passive areas can be developed.



13. **Lakeview Park** - currently serves as a neighborhood park, although its 21.51 acre site far exceeds the size range of typical parks in this category. Much of the area is in conservancy, and too narrow for active recreation uses. Approximately 3,000 persons live within the primary one-half mile radius, which makes the park quite large from an acreage-population served standpoint.

**Existing Inventory**

- a. 21.51 acres
- b. Current facilities
- c. One (1) ball diamond
- d. Nature and pedestrian walkways
- e. Picnic areas
- f. Scenic vista
- g. Some paved walkways
- h. Landscaping

**Capacity for future use** – The park will withstand more development and user amenities because of high traffic patterns. Lakeview Park has medium use throughout all four seasons.

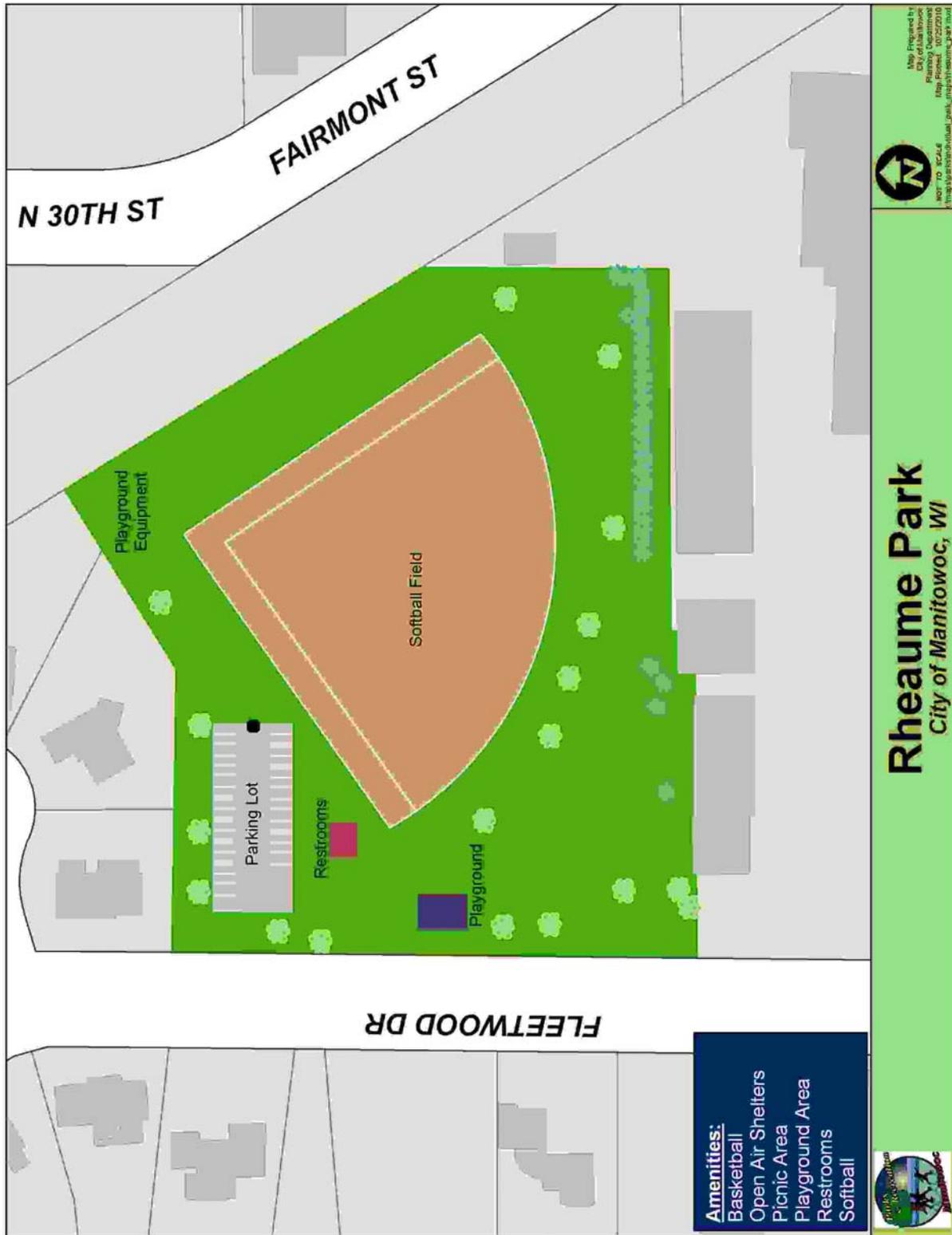


14. **Lincolnshire Park** – This north-central park measures approximately 2.59 acres, and its borders are land-locked with houses, which could limit future growth. The major physical boundaries to residential growth in the service area to the north (airport) and to east (railroad tracks), seem to lessen the need for a much larger site. Approximately 2,000 persons currently live in the one-half mile service radius of this park. The population of this area is not expected to increase significantly in the future.

**Existing Inventory**

- a. 2.59 acres
- b. Current facilities
- c. Playfield area
- d. Paved access into park
- e. Children's playground structure

**Capacity for future use** - This Park is surrounded by neighbors on all sides. Future development of this park will be limited.

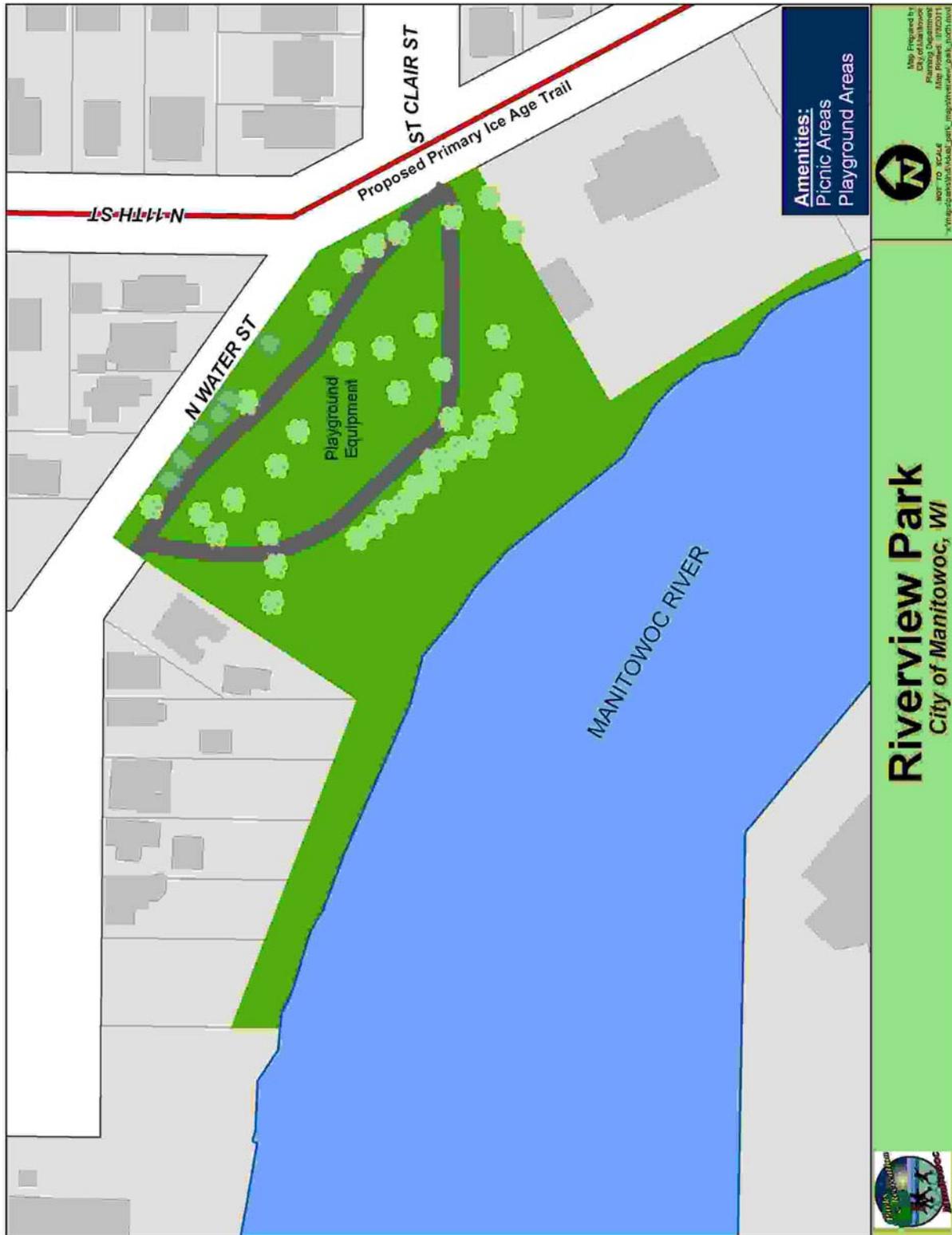


15. **Rheaume Park** - has 5.55 acres of mostly developed land and is classified as a neighborhood park. Approximately 2,000 persons now live in the one-half mile service area radius of this park. This is one (1) of the most densely populated areas of the City were there has been an active, long term residential construction program underway. The park serves as a buffer between the railroad and the City's Fleetwood Drive Park Maintenance Facility, in addition to residential uses to the north and west.

**Existing Inventory**

- a. 5.55 acres Current facilities
- b. Unlighted softball diamond with bleachers
- c. Children's playground apparatus
- d. Off-street parking for 29 stalls
- e. Drinking fountain
- f. Restroom/shelter building
- g. Basketball hoop
- h. Picnic area
- i. Landscaping
- j. Park benches
- k. Picnic tables

**Capacity for future use** - This park serves a small sector in the northwest section of the City. Limited development of the park is expected.

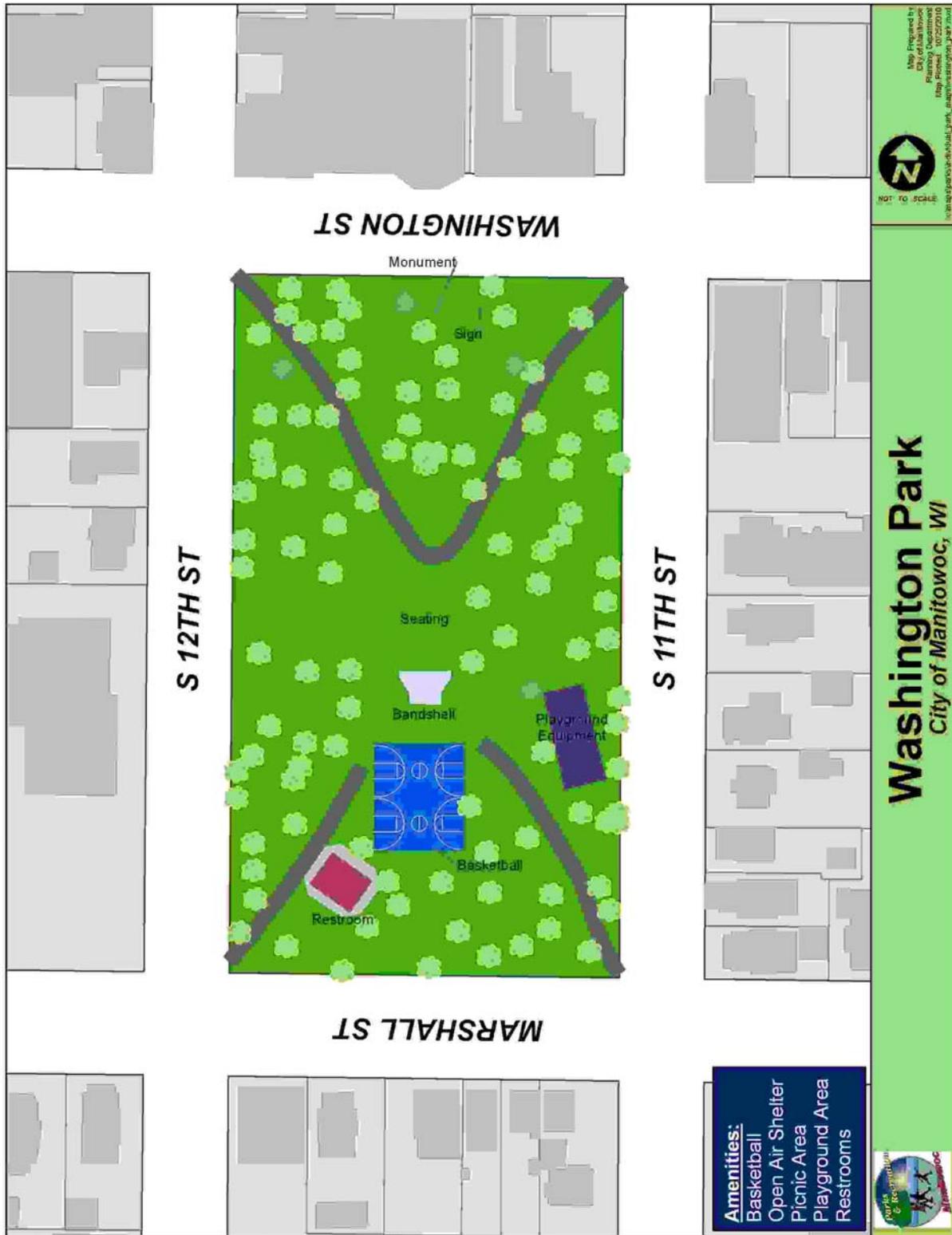


16. **Riverview Park** – This site is supplemented by the recreation facilities at Citizen Park and Lakeview Park and various public and parochial schools in the area. This parkland contains 2.68 acres of land and serves approximately 5,000 persons within a one-half mile service radius. This site affords an excellent scenic view of the Manitowoc River.

**Existing Inventory**

- a. 2.68 acres
- b. Current facilities
- c. Benches and picnic tables
- d. Children’s playground equipment
- e. Lighted pathways
- f. Scenic vista

**Capacity for future use** - This is a medium use area, and will be the same in the future because of the houses surrounding the park.



17. **Washington Park** - in the heart of downtown, the park contains 3.75 acres of land. This park serves a densely populated area with residential uses intermixed with commercial and industrial uses. Approximately 5,000 residents live within its one-half mile service radius. Making more efficient use of this park in the future is recommended.

**Existing Inventory**

- a. 3.75 acres
- b. Current facilities
- c. Children's playground apparatus
- d. Restroom/shelter building
- e. Drinking fountain
- f. Permanent benches
- g. Lighted pathways
- h. Two (2) basketball courts
- i. On street parking
- j. Permanent bandshell
- k. Lighted sign
- l. Landscaping

**Capacity for future use** - This downtown park is heavily used from April to September for various activities and concerts. Users of the park include residents from the surrounding neighborhood, as well as visitors traveling to Manitowoc.



18. **Westfield Park** - contains 5.09 acres of parkland. It serves an older densely populated one-half mile radius service area of about 3,000 residents. This park is about the correct size to serve the current population.

**Existing Inventory**

- a. 5.09 Acres
- b. Current facilities
- c. One (1) lighted softball field with bleachers
- d. Basketball court
- e. Five (5) lighted horseshoe pits
- f. Children's playground apparatus
- g. Restroom/shelter/concession building
- h. Drinking fountain
- i. Off street parking 24 stalls
- j. On street parking
- k. Landscaping
- l. Benches

**Capacity for future use** - The park is used for ball games in the spring and summer. Additionally, residents of the neighborhood take advantage of the user amenities in the park.



19. **Silveridge Park** - Undeveloped Park that contains 11.02 Acres, A concept plan for park improvements have been approved.

**Existing Inventory**

- a. 11.02 acres

**Capacity for future use** Playground and playfields

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## Neighborhood Playgrounds

20. **Pulaski Park** - contains 3.14 acres of parkland. This playground serves an older, densely populated one-half mile service radius of about 5,000 residents. The proximity of Municipal Athletic Field, and several public and parochial schools nearby, relieves some of the pressing needs for active recreation.

### Existing Inventory

- b. 3.14 acres
- c. Current facilities
- d. Children's playground apparatus
- e. Restroom/shelter building
- f. Drinking fountain
- g. Lighted pathways
- h. Benches
- i. On-street parking
- j. Basketball hoop

**Capacity for future use** - The Park is used by surrounding neighbors and elementary students coming and going from school. Future expectations remain the same for this area.

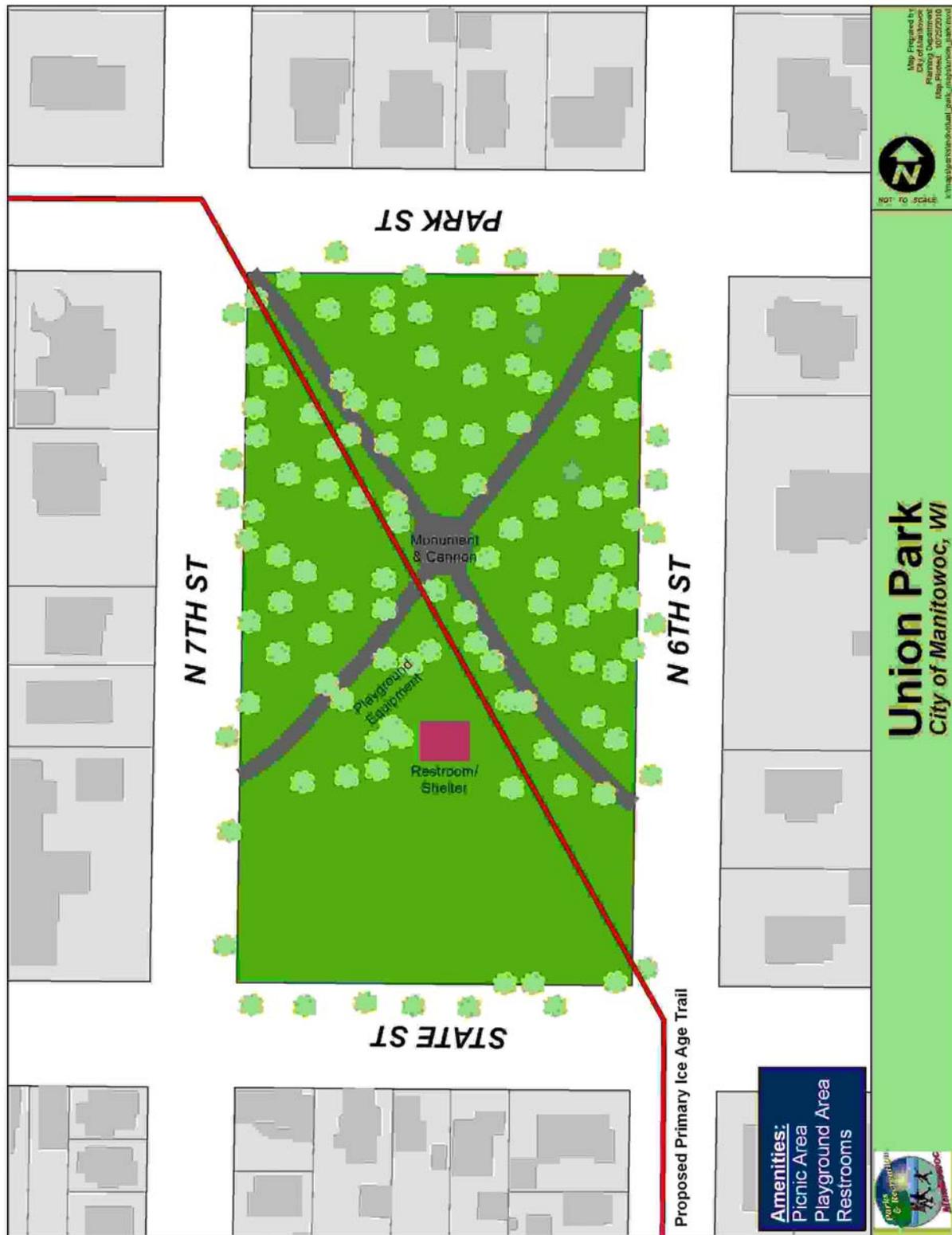


21. **Riverview Drive Park** - is a combination of conservancy and playground park area. Steep slopes adorn the backside of this park making it unusable. This is a 15.75 acre parcel of land. Two (2) acres of this land are leased to the Manitowoc Chiefs Football Club. The rest of the terrain consists of dirt roads and trees.

**Existing Inventory**

- a. 15.75 acre
- b. Current facilities
- c. Children's playground apparatus
- d. On-street parking
- e. Landscaping
- f. Picnic tables
- g. Park benches

**Capacity for future use** - Surrounded by residential and medical/professional neighbors on three (3) sides and an Erosional hazard area to the south, this area is used moderately. Current park usage is expected to remain the same for this area.



22. **Union Park** - serves a densely populated area of approximately 3,200 residents within its one-half mile playground service radius. The site contains 3.72 acres of land, and, by itself, would be considered inadequate in size to serve this population. However, Riverview Drive Park on the north bank of the Manitowoc River also serves a portion of this population. It is therefore believed that this site is adequate in providing playground facilities to this area of Manitowoc.

**Existing Inventory**

- a. 3.72 acres
- b. Current facilities
- c. Children's playground equipment
- d. Basketball court
- e. Drinking fountain
- f. Restroom/shelter building
- g. Lighted pathways
- h. On-street parking
- i. User amenities
- j. Landscaping
- k. Civil War Cannon Memorial

**Capacity for future use** - The Park is surrounded by residential land uses on all sides. Park usage remains moderate and will continue to be the same in the future.



## Public School Facilities Agencies

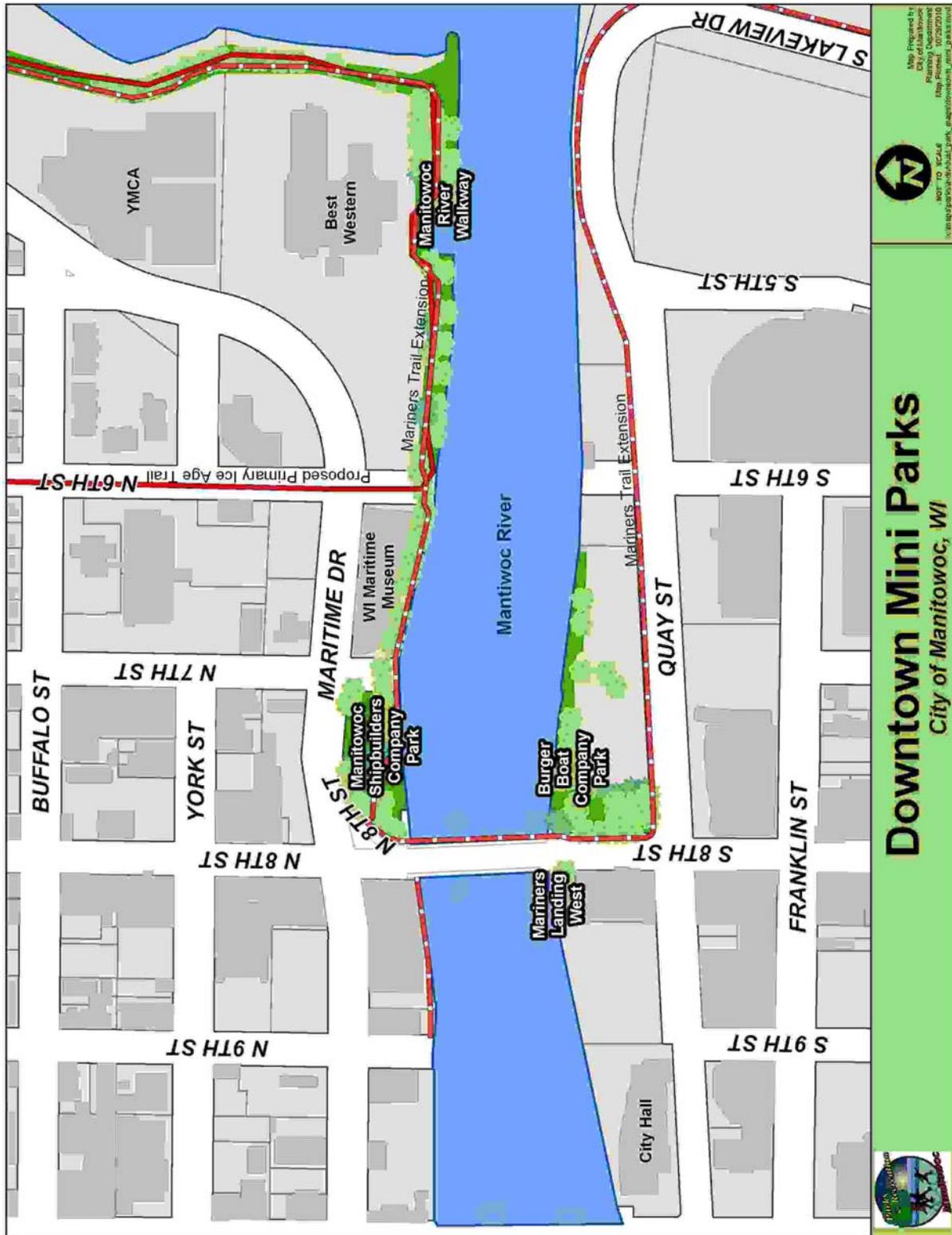
1. **Andrew Jackson Elementary** - is mentioned in this report because it augments the neighborhood playground segment. Located in the north central portion of the City, it contains 8.25 acres of land. It includes playground apparatus, basketball courts, and open playing areas.
2. **Benjamin Franklin Elementary** - is 11.49 acres of land that helps add to the neighborhood playground classification. It includes playground apparatus, basketball courts, and open green spaces.
3. **C.G. Stangel Elementary** – is located in the northeast portion of the City, this playground contain 9.78 acres of land. Because of the lack of municipal parks in this area of the City, this playground enhances active recreation prospects for that area of Manitowoc.
4. **James Monroe Elementary** - is 14.40 acres of land that also offsets parkland in the southeastern portion of the City. Amenities include an open space area, playground apparatus, and basketball court.
5. **Jefferson Elementary** - is 3.88 acres of land that also offsets parkland in the southeastern portion of the City. Amenities include an open space area, playground apparatus, and basketball court.
6. **Madison Elementary** - is 4.78 acres of land that also offsets parkland in the northeastern portion of the City. Amenities include an open space area, playground apparatus, and basketball court.
7. **Riverview Elementary** - is 14.05 acres of land that also offsets parkland in the northwestern portion of the City. Amenities include an open space area, playground apparatus, basketball court, soccer fields, and ball diamonds.

These elementary schools were included as they provide municipal level playground facilities for a wide range of active recreational uses that are provided in areas exceeding three (3) acres in size, the minimum size for playgrounds.

Intergovernmental cooperation between the MPSD, Manitowoc County, and the City of Manitowoc continues to be strong and greatly enhances the offering of recreation and open space facilities to the community. The MPSD and the City have a long-standing agreement for shared use of facilities without charging. Manitowoc County and the City have worked on several projects concerning parks and open space maintenance. The City of Two Rivers and Manitowoc Park and Recreation Departments have cooperative arrangements for equipment and programs that benefit both communities. The City also works with regional and State entities on numerous green space, wetland, floodplain, and wildlife concerns in Manitowoc.

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## Mini Parks and Playlots

### Three Downtown Mini-Parks (23.-25.)

23. **Burger Boat Company Park** - an urban park that was part of the 8<sup>th</sup> Street Bridge reconstruction. This park measures approximately .70 acres of land, abutting the south side of the Manitowoc River that provides passive recreation to residents and tourists within the downtown business district for shopping and business related issues. This green space was named a park by resolution only, but not officially dedicated as a park, and makes a great connection for the river and downtown walkway system.

#### Existing Inventory

- a. .70 acres
- b. Current facilities
- c. Benches
- d. Lighting
- e. Scenic vistas
- f. Signs
- g. Lighted Flag pole
- h. Walkway
- i. Play equipment
- j. Farmers' market location
- k. Fisherman's Wharf (MPU)

**Capacity for future use** - This is a mini-park that serves the downtown area. Tourists use the park, people frequenting the farmers market use the area, and local residents traverse from one side of the 8<sup>th</sup> street bridge to the other side. Expectations are continued steady usage of this area.

24. **Manitowoc Shipbuilders Company Park** - an urban park that lies in the heart of downtown Manitowoc. It contains approximately .54 acres of land that abuts the north side of the Manitowoc River, and was added as part of the 8<sup>th</sup> Street bridge reconstruction. Although not deeded as a park, this passive green space provides recreation to residents and tourists within the downtown business district. It also provides a connection for the river and downtown walkway system.

#### Existing Inventory

- a. .54 acres
- b. Current facilities
- c. Benches
- d. Lighting
- e. Scenic vistas
- f. Signs
- g. Walkway
- h. Landscaping
- i. Play equipment
- j. Walkway to Riverwalk
- k. Lighted flag poles

**Capacity for future use** - This Park is located on the north side of the 8<sup>th</sup> Street Bridge, and is used by tourists visiting Manitowoc, and by local residents shopping and going to activities in the downtown area. The park receives moderate use and should continue to do so in the future.

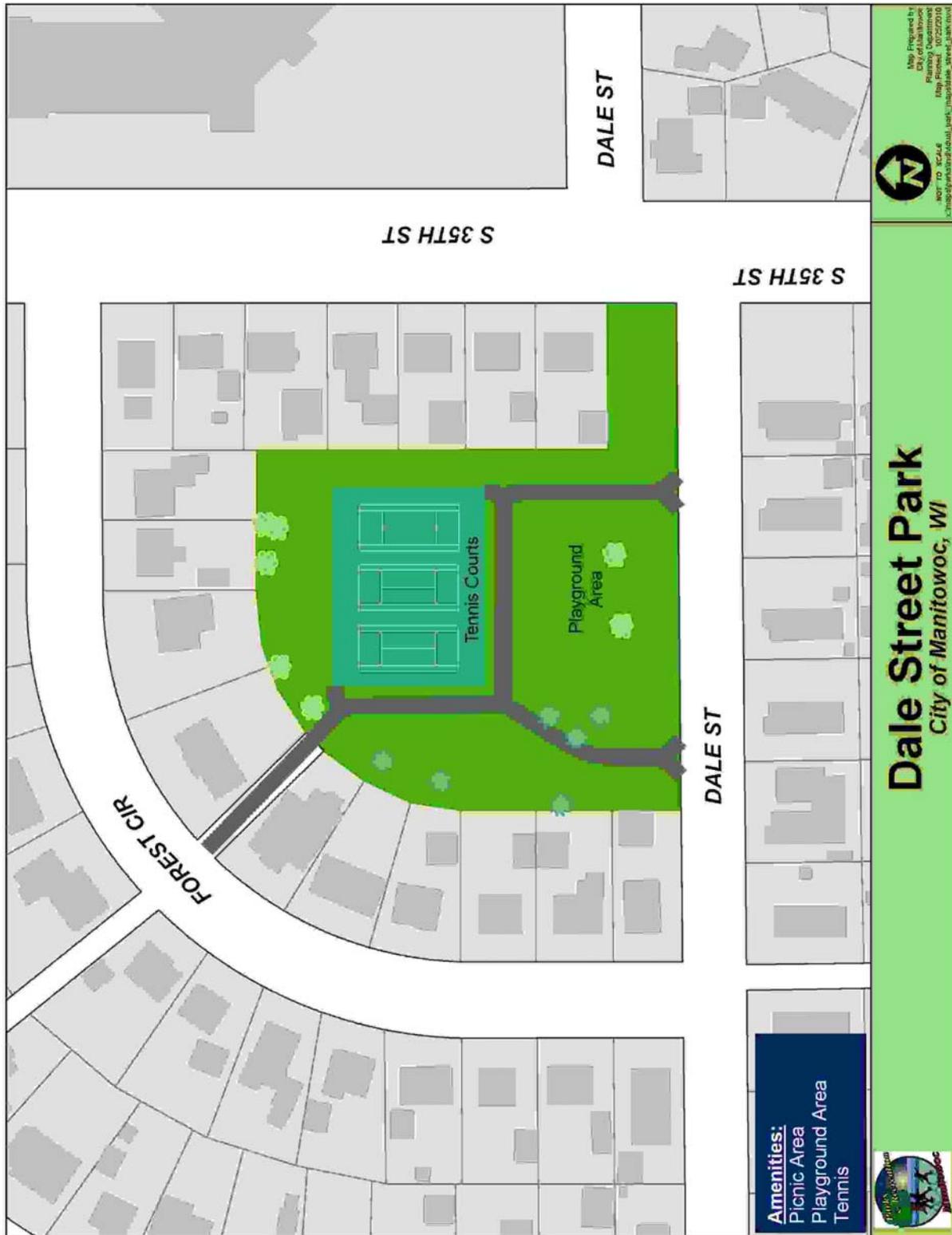
25. **Mariners Landing West** - a mini park totaling 0.08 acres of land that compliments the beauty of the Manitowoc City Hall Complex. Located to the east of City Hall, it provides a passive and relaxing area of greenway and history within the downtown for local business people and shoppers. The park allows a beautiful scenic vista for the shopping district connecting the 8<sup>th</sup> Street and 10<sup>th</sup> Street bridges. The City Hall and park offer: permanent seating, landscaped areas, hard surface patio, walkway, and river vista.

**Existing Inventory**

- a. 0.08 acres
- b. Current facilities
- c. Benches
- d. Landscaped areas
- e. Hard surface patio and walks
- f. Scenic River vista

**Capacity for future use** – The mini park receives moderate usage and is expected to increase significantly in the future with different activities and programs planned.

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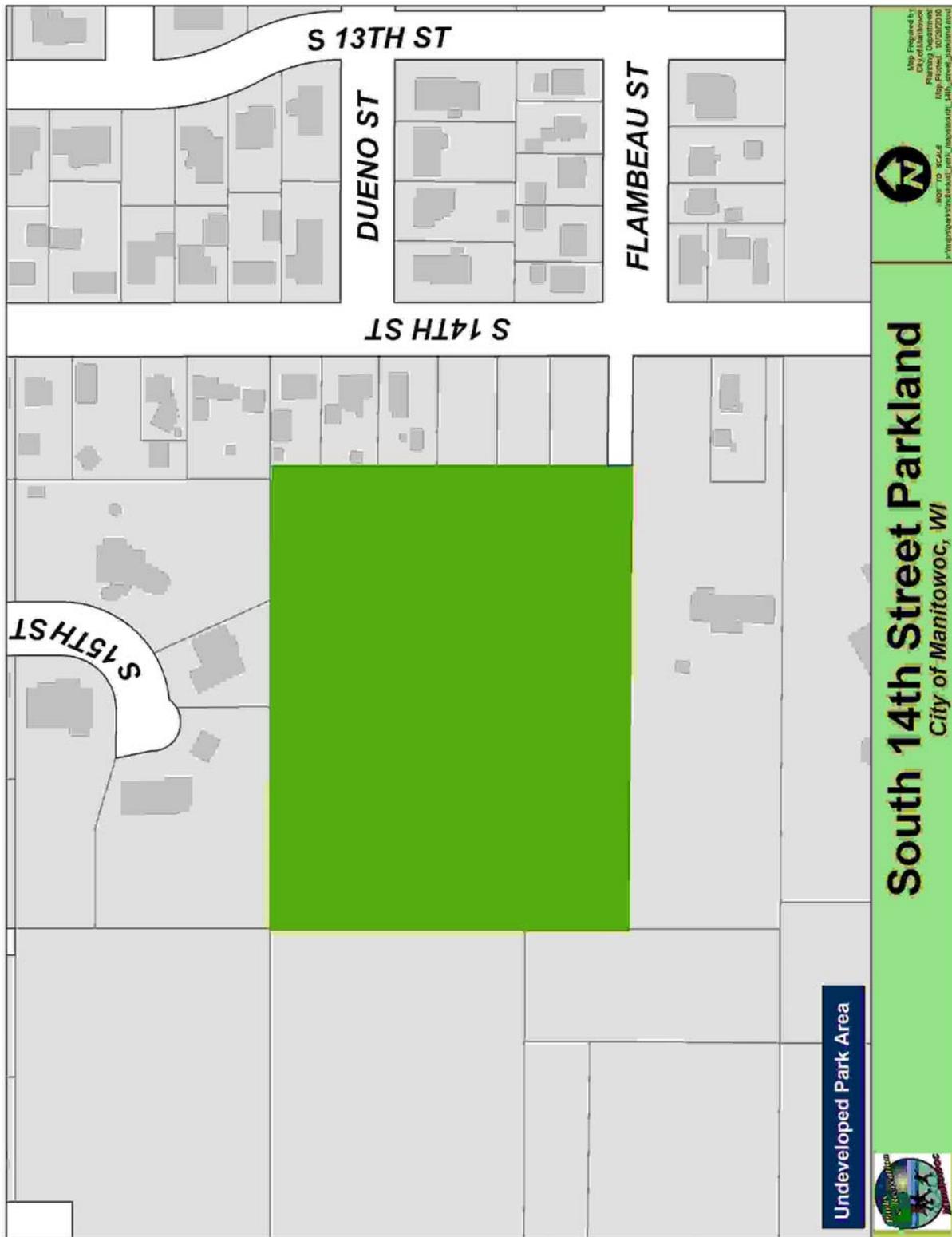


26. **Dale Street Park** - classified as a play lot, this area contains 2.17 acres of land, and caters to a large walk-in population emanating from residential areas to the immediate south. Surrounded by residential homes, this play lot receives a high amount of users because of its tennis courts and play apparatus.

**Existing Inventory**

- a. 2.17 acres
- b. Current facilities
- c. Children's play apparatus
- d. Three (3) unlighted tennis courts
- e. Benches
- f. Landscaping
- g. Walkway

**Capacity for future use** - The Park is surrounded on three (3) sides by homeowners. Most of the usage is from the neighborhood and the park usage is expected to remain constant.



27. **South 14<sup>th</sup> Street Parkland** – 5.82 acres of land on South 14<sup>th</sup> Street that was donated to the City for parkland. It has a mixture of trees, with rolling terrain, and a small pond or wet area in the center, and the south portion of the property abuts Monroe Elementary School. This area could be used for passive and active recreation, and has the possibility for limited active recreational area.

**Existing Inventory**

- a. 5.82 acres Current facilities – undeveloped

**Capacity for future use** - The proposed park area is surrounded by houses on three (3) sides. Once developed, the expectation for this park is both passive and active usage with the primary users being the surrounding neighbors.

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## Special Use Facilities

28. **Calumet Avenue Wayside Park** - is a 4.82 acre site classified as a special use facility serving the needs of motorists and tourists exiting off I-43. This rest stop oasis is home for the 4,500 square foot Manitowoc Visitor and Convention Bureau. The facility includes off-street parking, picnic areas, wooded area, nature trails, well, and the Visitor and Convention Bureau facility.

### Existing Inventory

- a. 4.82 acres
- b. Current facilities
- c. Off-street parking, including RV/trailer parking
- d. Picnic areas
- e. Wooded area
- f. Well
- g. Visitor Information Center
- h. Nature trail
- i. Picnic tables
- j. Park benches

**Capacity for future use** - This Park is used by visitors who come into Manitowoc, and stop at the Visitor Information Center. It is heavily used in the spring, summer, and fall, and continues to be a viable wayside area.



Map Prepared by  
Planning Department  
City of Manitowoc  
Map Date: 03/20/2010  
Map Scale:  
1"=100'

# Little Manitowoc River Walkway

City of Manitowoc, WI



29. **Little Manistowoc River Walkway** - located along the Little Manistowoc River and Lake Michigan, this site provides tremendous coastal opportunities during a major part of the year. Scenic vistas, wildlife areas and passive recreational amenities such as paved walkways, fishing areas, benches, picnic areas, parking, and wildlife viewing areas provide for both local and regional users. This 5.24 acre site is classified as a special use facility.

**Existing Inventory**

- a. 5.24 acre
- b. Current facilities
- c. Off-street parking
- d. Paved walkway
- e. Scenic vistas
- f. Fishing
- g. Benches
- h. Picnic areas
- i. Wildlife areas

**Capacity for future use** - New construction along the river and the addition of Mariners Trail has increased active recreational opportunities. The area will see increased participation in this area as more amenities are added and trail development is continued.

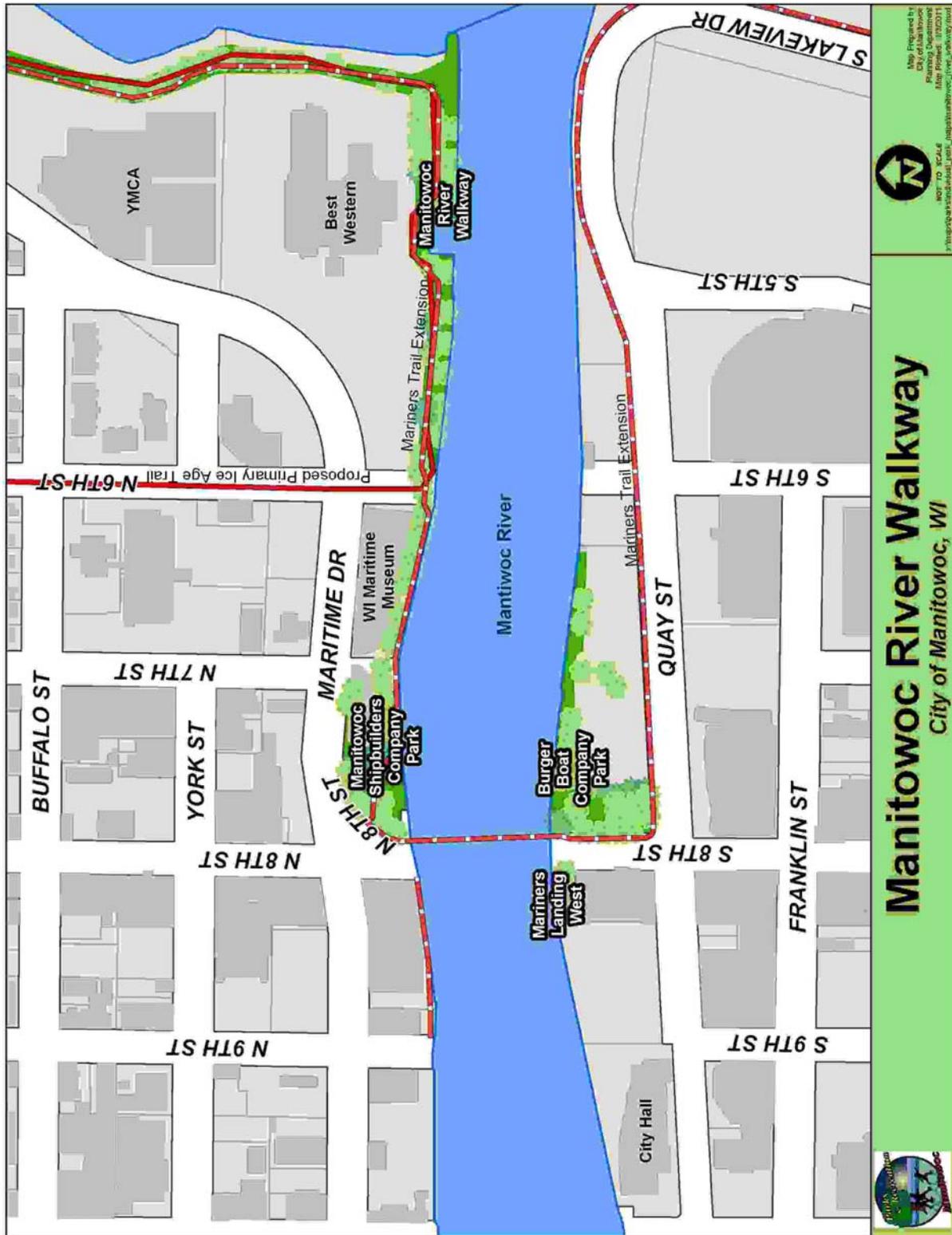


30. **Manitou Park and Conservancy** - situated along the north side of the Manitowoc River, this area generally functions as a special use facility catering to the boating and fishing public. Approximately one-half of the 25.33 acre park is developed, with the remainder as conservancy area. This facility caters to a wide variety of users including walkers, joggers, bikers, in-line skaters, fishing enthusiasts, and boaters.

**Existing Inventory**

- a. 25.33 acre
- b. Park – 7.95 acres
- c. Conservancy – 17.38 acres
- d. Current facilities
- e. Shelter with restroom
- f. Drinking fountain
- g. Picnic areas with tables and grills
- h. Open park shelter
- i. Boat dock / fishing pier
- j. Boat launching area
- k. Auto and boat trailer parking
- l. ADA accessible fishing pads
- m. Walkway system

**Capacity for future use** - This area is heavily used by boaters, year round fishermen, bikers, walkers, and other trail users. Park usage is expected to remain constant.



31. **Manitowoc River Walkway - developed as a special use trail serving the waterfront needs of the general public** by providing access to the river and Lake Michigan, and connecting various recreational and scenic amenities. This walkway starts at the 8<sup>th</sup> Street Bridge, loops around the Manitowoc Museum, the Inn at the Maritime Bay, YMCA, and connect with the Manitowoc Trail at the City Marina, at the walkway on the west of the marina. Facilities include lighted paved walkways, benches, landscaping, signs, and scenic vistas.

**Existing Inventory**

- a. 2.50 acres
- b. Current facilities
- c. Lighted paved walkways
- d. Benches
- e. Landscaping
- f. Scenic vista

**Capacity for future use** - As another connection to Mariners Trail, this area is used heavily by residents of both Manitowoc and Two Rivers, and tourists using the trail.

**Future Facilities and Upgrades**

- a. On October 18, 2010, The City Council approved a resolution authorizing the city Planning Department to seek state grants to create a \$160,000 boardwalk joining the west side of the Wisconsin Maritime Museum to an existing boardwalk fronting the River Lofts condominiums flanking the Manitowoc River. The boardwalk would go under the Eighth Street bridge. (see map on previous page).



32. **Manitowoc Senior Center** – is situated on 3.64 acres of land. Classified as a special use facility, a full service program is conducted for seniors 55 and over. The facility includes a multi-purpose building, off-street parking lots, bus shelter, picnic area, and landscaped areas. Use of this facility is expected to increase due to the increasing number of seniors.

**Existing Inventory**

- a. 3.64 acres
- b. Current facilities
- c. Multipurpose building
- d. Off-street parking
- e. Bus shelter
- f. Landscaped areas
- g. User amenities
- h. Picnic area

**Capacity for future use** - This Center is the focal point for seniors in Manitowoc. With the aging population, the need for this center will continue to increase.



33. **Manitowoc Small Boat Harbor (Marina)** - classified as a special use facility serving the recreational boating needs of the residents and non-residents of the area. A portion of the facility is being leased by the City to Sailboats, Inc. for operation of the Manitowoc Marina.

**Existing Inventory**

- a. 22.41 acres
- b. Current facilities
- c. Breakwater structures
- d. Confined disposal vessel
- e. Travel hoist
- f. 233 slips / 17 full swing moors
- g. Parking stalls
- h. Restroom facilities
- i. Fish cleaning station
- j. Six (6) lane launch ramp
- k. Fuel dock and sanitary disposal station
- l. Marina administration building
- m. Repair building
- n. Ship store
- o. Charter fishing
- p. Shoreline and pier fishing
- q. Boat storage facility
- r. Picnic tables
- s. Park benches
- t. Mariners trail
- u. Sanitary disposal station
- v. Dog run area

**Capacity for future use** - The area is heavily used in the spring, summer, and fall seasons by boaters, tourists, and Mariners Trail users. Ice fishing is popular in the winter. A new dog run area was added at the containment area, and is being used by area residents. Heavy usage is expected to continue in the future. The site is also used for community events.



34. **\*\* Memorial Drive Wayside Park** - a County-owned special use facility that serves the needs of both local and non-residents, and which provides scenic and passive recreational opportunities. It is 7.51 acres of land that includes the Mariners Trail, which traverses both Manitowoc and Two Rivers. Amenities include lakefront scenic vistas, beach area, picnic area, landscaped areas, and off-street parking stalls.

**Existing Inventory**

- a. 7.51 acres
- b. Current facilities
- c. Scenic vistas
- d. Beach area
- e. Picnic areas
- f. Off-street parking lot with 84 parking stalls
- g. Landscaping
- h. Picnic tables

**Capacity for future use** - The wayside is used heavily by people using Mariners Trail, and tourists coming and going from Manitowoc to Two Rivers. This is County-owned property.

\*\* Denotes this facility is owned by Manitowoc County. This information was included because of the relationship of Mariners Trail to the wayside.



35. **North Lakefront** - is a special use facility that encompasses other uses along the lakeshore. This stretch of property is owned by the City has tremendous natural beauty, and caters to marine-oriented recreational pursuits of the general public. Amenities include walkway and natural trails, off-street parking, shore and pier fishing, scenic vistas, picnic facilities, open-air shelter, and scenic wildlife area.

**Existing Inventory**

- a. Approximately 1.88 miles of Lake Michigan shoreline
- b. Current facilities
- c. Walkway and nature trails
- d. Off-street parking areas
- e. Shore and pier fishing
- f. Full service marina
- g. Scenic vistas
- h. Picnic facilities
- i. Open shelters
- j. Scenic wildlife area
- k. Dog run area

**Capacity for future use** - The area is used heavily by tourists and locals because of Mariners Trail. It also provides a passive recreation area for those wishing to picnic or enjoy the Lake area. This will continue in the future.

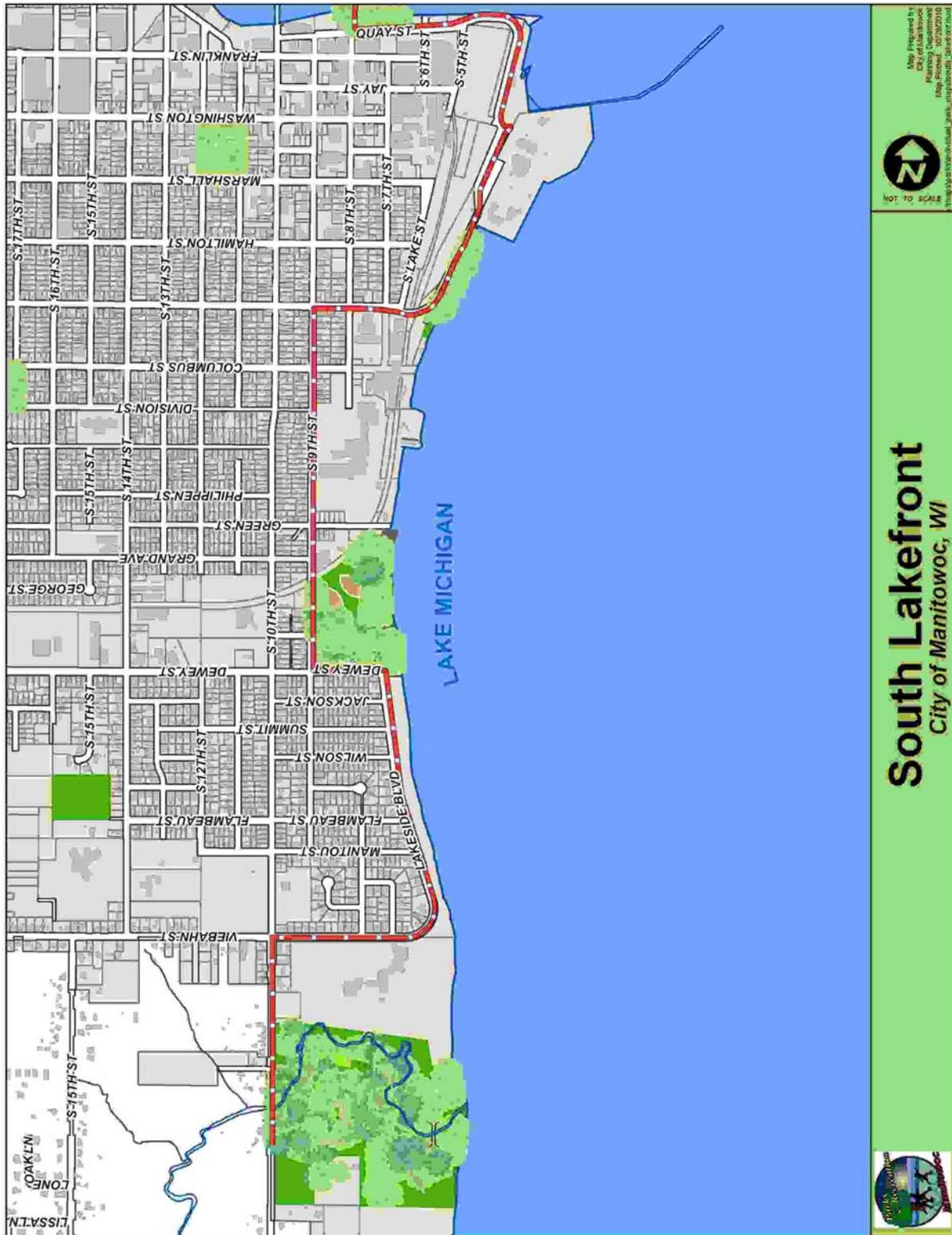


36. **River Heights Park** - contains 23.95 acres of land located by the scenic Manitowoc River. Currently, this park is undeveloped.

**Existing Inventory**

- a. 23.95 acres
- b. Current facilities - undeveloped

**Capacity for future use** - This area is used by the surrounding neighbors. It has the potential for moderate usage only if additional access to the park is provided.



37. **South Lakefront** - classified as a special use facility catering to the marine-oriented recreational pursuit of the general public. This City-owned property is leased to the Lake Michigan Car Ferry as the dock and port for the S. S. Badger, which provides cross-lake service between Manitowoc and Ludington, MI. Facilities include shore and pier fishing, scenic vistas, picnic facilities, off-street parking, beach areas, and scenic vistas.

**Existing Inventory**

- a. Approximately 2.65 miles of Lake Michigan shoreline
- b. Current facilities
- c. Shore and pier fishing
- d. Beaches
- e. Scenic vistas
- f. Picnic facilities
- g. Off-street parking
- h. Lakefront Trail system connection

**Capacity for future use** - The area needs to be upgraded so that it can be better utilized by tourists and local individuals. The expectation is to significantly increase usage of the area in the future. The South Lakefront Trail system connection to the walkway system flanking the north side of the Manitowoc River was made when the City completed its Quay Street extension project in 2007.



38. **South Lakefront Wayside** - developed for a special use facility serving the needs of motorists, both local and tourists, and providing lakefront scenic vista and passive recreational aspects. Facilities include picnic tables and grills, landscaped areas, and off-street parking.

**Existing Inventory**

- a. 1.66 acres
- b. Current facilities
- c. Scenic vistas
- d. Picnic tables and grills
- e. Off-street parking
- f. Landscaped
- g. Park benches
- h. Lakefront Trail
- i. Beaches

**Capacity for future use** - This area is used heavily by the general public, as well as the tourists coming into Manitowoc to enjoy the lakefront and scenic and cultural amenities. This is an important link to the Riverwalk and Mariners Trail that will be developed in the future for both local residents and tourists wishing to use the trail.

## SUPPLEMENTAL INFORMATION

### National and Local Trends and Influences

Many forces will affect the way that Parks and Recreation Departments do business in the future. Political, social, economic, and technological changes will play a major part of issues that will be addressed. A status report on Public Park and Recreation Trends stated unrelenting financial problems, more federal and state requirements, enhanced demands for services to an aging population, program requirements catering to a greater diversity of lifestyles, a shrinking and ethnically changing work force, stiffer competition for tax dollars, increasing violent crimes in parks, a movement toward privatization of operations, computerization, shrinking public images of the profession, and lack of citizen involvement are among challenges now faced by public recreation and park agencies. (Russell, 2002).

Issues that will have to be addressed include deteriorating park and recreation infrastructure, declining park and recreation budgets relative to costs, increasing competition for shrinking federal, state, and local tax resources, and massive public sector debt. Additionally, what spending priorities will be set in the face of budget cuts, how to compete successfully for funding against other community services, and how to ensure future investment in acquisition, development, and improvement in park facilities. Each one of these areas will have a major impact on how departments will do business in the future. (Whyte, 1992)

National trends in park and recreation include:

1. Promote accessibility;
2. Partnerships with other agencies and area businesses and schools;
3. Cost recovery of operations; and
4. Sustainability.

This plan includes the development of adequate National Recreation and Park Association (NRPA) standards, and the determination of existing and short-range needs and priorities to year 2016. A short summary of projected long-term outdoor recreation needs is also provided beyond 2016. Additionally, several State and Federal funding recreation aids programs available to local governments are outlined.

### Recreation Policies

The following are basic recreation policies that should be considered by local governmental agencies in decision-making with respect to its recreation operation:

1. Local governments should give significant emphasis to the needs of their citizens for outdoor recreation by considering it in all land-use planning, opening areas with recreation potential to use, and where necessary, acquiring new areas.
2. Full provision for acquiring, preserving or developing shoreline lands for public access and use should be made.
3. Rivers and other water bodies should be allowed to remain in their free-flowing state and natural setting.
4. Recreation areas should be strongly defended against encroachments from non-conforming uses, both public and private. Where recreation land must be taken for another public use, it should be replaced with other land of similar quality and comparable location.
5. Floodplain zoning should be used wherever possible as a method to preserve attractive rivers and streams for public recreation in addition to the other benefits from such zoning.

6. Local government must provide continuing and adequate funds for outdoor recreation.
7. Cooperation between the City, County, Public and Private School Districts, and other regional, state, and governmental entities is vital to the growth of the Manitowoc community.
8. Smart Growth requirements shall be incorporated into each plan devised through all governmental systems.

### **Outdoor Recreation Needs**

All specific standards and recommendations are subject to variations, conditions, and peculiarities of the area surrounding the recreational facility. Recreation needs for a given area are affected by the cultural background, age, and sociological-economic status of the population being used by the recreational planner.

Three (3) types of gross land area standards recognized by the NRPA are:

1. Population Ratio Method – this is the best-known method and most commonly applied park and recreation standard. This standard is sensitive to population density and is used in concert with service radii, minimum size, and a description or classification of parks for which it applies.
2. Recreation and Open Space Based on Area Percentage – this methodology is based, in part, upon a commonly applied standard that ten (10) percent of the total area of a city should be devoted to recreation and open space available to the general public. Incorporate holistic planning into open space preservation, inclusive of storm water management, natural resources, and habitat protection and buffers. The NRPA points to several shortcomings of this method for realistic planning purposes for existing urban areas.
3. Needs Determined by User Characteristics or Demand Projections – Space requirements for park and open space activities is projected by this method based upon need or the participation rate aspect. The NRPA states that this approach is the most relevant to people and their needs. However this method has not been used as much by planners to date.

Past local analyses of park and recreation land needs have utilized the first standard, the Population Ratio Method. This standard will be utilized in this report. The NRPA recommends exclusion of the following in computing existing and/or future recreational land needs for: public school property; public or daily fee golf courses; special areas such as parkways, plazas, cemeteries, public water supply reservoirs; private or voluntary agency lands; land that is vacant and undeveloped and not under the ownership or control of a public agency; and public acreage outside the jurisdictional limits of the community.

In the inventory of existing outdoor recreational land use section, all of the above listed exclusions have been made, with the exception of elementary school playgrounds, which provide an extremely balanced grouping of active recreation facilities.

### **2016 Parkland and Facilities Needs**

Based upon the ratio of ten (10) acres of parkland for each 1,000 residents in a community, Manitowoc should have approximately 348 acres of parkland to serve its estimated 34,800 residents. The following table indicates a total of 663.84 acres of land within the park system at present. However, approximately 146.22 acres or nearly 24 percent are currently not developed for park use. Some of the lands are in their natural state, some are in the process of being prepared for development of the park.

While it appears that the City has parklands that meet the ideal ratio mentioned above, the northeast and southwest portions of the City may be lacking in the neighborhood park category in the future.

Existing park types and projected future land needs by “park type” are summarized in Table 2. This table also identifies the gross outdoor recreational parkland needs by the year 2016. Based on the population projections of 36,240 persons in 2015, the approximate 831 additional persons living within the City of Manitowoc will generate an additional land demand in certain growth areas. Approximately 8.31 acres of neighborhood parkland would need to be added to the park system, based upon the population ratio method combined with the geographic areas of residential growth in the City.

Table 2: Projected Park Space Needs

YEAR	TYPE OF PARK	EXISTING PARKLAND	ADDITIONAL LAND NEEDS
2011	a. Mini	9.31	
	b. Playground**	22.61	
	c. Neighborhood Parks	67.42	
	d. Community Playfields	91.33	
	e. Community Parks	374.63	
	f. Special Use Facilities	98.54	
2011 Total		663.84	
2016	a. Mini	9.31	
	b. Playground**	22.61	
	c. Neighborhood Parks	67.42	8.31
	d. Community Playfields	91.33	
	e. Community Parks	374.63	
	f. Special Use Facilities	98.54	
2016 Total		766.00	8.31

\*Excludes Special Use Facilities

\*\*Includes 66.63 acres at Stangel, Franklin, Monroe, Jackson, Jefferson, Riverview, and Madison Elementary Schools.

NOTE: Acreage figures based upon ratio of parkland to City residents in Manitowoc.

## Statistical Data that relates to Park and Open Space Planning

Table 3: City of Manitowoc  
Population Estimates 1910-2030

2005	34,722
2010	35,409
2015	36,240
2020	37,101
2025	37,895
2030	38,538
Projected populations source: Demographic Services Center, Division of Intergovernmental Relations, Department of Administration, State of Wisconsin Dated 5/30/2008	

Table 4: Social-Economic Conditions Of Manitowoc County

	1990 Census	2000 Census
Population	80,421	83,074
Households	30,112	31,843
Median Age	34.6	37.53
Per Capital Income	\$12,235	\$21,859
Median Household Income	\$27,467	\$44,341
Average Household Income	\$32,408	\$54,737
Average Household Size	2.62	2.32
*SOURCE: City of Manitowoc Planning Office, January 2002		

## APPENDIX

### Methods of Acquiring Recreation Land

**Advance Purchase** - By signing purchase agreements ahead of the actual date of purchase, the public agency fixes the purchase price, the landowner is relieved of up to 100 percent of the property tax, and the lands are preserved in their natural condition for future park development.

**Donation** - The ideal means of acquiring recreational and open space lands since it minimizes the public costs.

**Easements and Rights** - Several legal devices are commonly used to acquire less-than-fee title or partial rights to a piece of real estate. Such things as access rights, fishing or hunting rights, or scenic easements can usually be purchased at a cost substantially below the cost of fee title ownership. These arrangements allow concurrent public and private uses on the same property. As incentive to private property owners, it is important to emphasize the State of Wisconsin's recognition of recreational activity immunity for liability on recreational activities, as described in State Statutes 893.80(4).

**Eminent Domain** - Useful in protecting threatened parcels of unique land or to complete the acquisition of large parcels having many different owners. It is also useful to clear clouded titles. Excess condemnation of areas adjacent to road rights-of-way is another method of acquiring scenic and recreational land.

**Fee Simple Acquisition** - The landowner is given a sum of money for all rights to a specific piece of land or property. In Wisconsin, fee simple acquisition is the most common way of acquiring public lands for recreational uses. A land contract may also be used as a form of fee simple acquisition.

**Land Banking** - The land bank, which can be set up as a part of local government or a self-governing entity, can purchase land and then sell it for recreational purposes. Proceeds from the sale of land could be used for subsequent purchases. Initial financing could be provided through grants or by the issuance of bonds.

**Leaseback** - In this arrangement, the property is acquired by the public agency and then leased back to the original owner either in whole or part. This relieves the original owner of the tax burden, gives the public protective control of the land's use and allows limited continued use of the property.

**Leases** - Long-term leases are often suitable for acquiring developable park sites at minimal cost.

**Option** - This is a desirable tool to utilize on the short or long-term basis since it holds prices from rising while the purchase agreements and sources of funds are being arranged.

**Option of Tax Delinquent Property** - Often overlooked as a simple way of acquiring recreation land, local governments may make use of otherwise unused land for the public good through this means.

**Trust for Public Lands** - Private groups or organizations such as The Trust for Public Land or the Nature Conservancy can purchase outdoor recreation lands and hold these lands until a public agency can acquire them.

## **Regulatory Devices Available To Local Governments**

**Zoning** – Wisconsin Statutes 62.23(7) - As the major tool in land use control, zoning establishes natural resource districts and other development zones, which define and preserve each district's specific character. Though not an ideal control measure, zoning districts help to keep conflicting and destructive developments out of agricultural and open space areas, provide pleasant residential areas, and limit the spread of urban growth with green belts and cluster developments.

**Subdivision Regulations** – Wisconsin Statutes 236 - A type of zoning ordinance, subdivision regulations can expand the acquisition capabilities for a community by requiring developers to reserve a certain percent of their subdivision land for recreation purposes. Or, in lieu of land, developers may often contribute to the local park fund. This practice saddles the developer with a burden, which his development would normally place upon the local government.

**Floodplain and Shoreline Zoning** – Wisconsin Statutes 62.231 - Wisconsin Statutes require all villages, cities, and counties to develop and adopt adequate floodplain-shoreline zoning ordinances to protect areas adjacent to lakes and rivers. This type of zoning protects against unsafe developments in potential flood areas and helps to preserve the natural resources remaining along our waterway and marshlands from undesirable development.

**Official Map** – Wisconsin 62.23(6) - This device designates the lands which a municipality intends to reserve for future streets and parks use. As a means of implementing a comprehensive park plan, the Official Map provides tangible evidence of governmental intent to acquire open space parcels.

**Assessment Policies** - By assessing land that is used for agricultural, recreation of open space at a preferential rate, local citizens can help lessen the taxation burdens, which often stimulate owners to sell their land to a subdivider. This technique requires considerable study since it involves inequalities in tax responsibilities, but in some instances the threat to open space may justify it.

## **State and Federal Aid Programs**

### Access to Public Waters - Wisconsin Statutes 23.09 (15) (a).

Objective: To assist local units of government in acquiring and developing access to public water to include roads, parking, and toilet facilities.

Cost-Sharing: 50% non-local - 50% local

### Aids for the Acquisition and Development of Local Parks - Wisconsin Statutes 23.09 (20).

Objective: To assist local communities in acquiring and developing public outdoor recreation areas.

Cost-Sharing: 50% matching grants

### County Conservation Aids - Wisconsin Statutes 23.09 (12), and NR 50, Wisconsin Administrative Code.

Objective: Relates to providing improved fish or wildlife habitat or projects related to hunter/angler facilities are eligible.

Cost-Sharing: 50% matching grants

Land and Water Conservation Fund Act (15.916) - Public Law 88-578 (1964).

Objective: To provide and encourage nationwide creation and interpretation of high quality, outdoor recreational opportunities.

Cost-Sharing: 50% non-local - 50% local

Recreational Boating Facilities - Wisconsin Statutes 30.92.

Objective: To provide funds to units of government and qualified lake associations for the construction of capital improvements to provide safe recreational boating facilities. Additionally, this program provides financial assistance for feasibility studies related to the development of safe recreational boating facilities.

Cost-Sharing: 50% matching grant

Recreational Trails Program.

Objective: To provide funds to local units of government through the transfer of federal gas excise taxes paid on fuel used in off-highway vehicles.

Cost Sharing: Up to 80% of the total project costs of a recreational trail project

River Management Grants - Wisconsin Statutes 181.70.

Objective: To provide state cost sharing assistance to eligible sponsors for implementing a specific activity or set of activities, other than planning activities, to protect or improve a river ecosystem.

Cost-Sharing: State cost shares up to 75% of project costs not to exceed \$50,000 Activities eligible - purchase of land or of an easement subject to certain requirements, development of local ordinances, and restoration of in-stream or shoreline habitat.

Scenic Urban Waterways - Wisconsin Statutes 30.275.

Objective: To afford people an opportunity to enjoy water based recreation in close proximity to urban areas, improve tourism and protect certain watersheds.

Cost Sharing: Up to 80% assistance

Urban Forestry - U.S. Public Law 95-313, s. 6(b), Wisconsin Statutes 23.070(1) (bw) and 23.097, and NR 47, Wisconsin Administrative Code.

Objective: To provide technical service and financial assistance to communities for developing urban forestry programs.

Cost-Sharing: 50% local match

Urban Green Space - Wisconsin Statutes 23.09(19).

Objective: To provide open natural space in proximity to urban development, to protect from development land with scenic, ecological or natural values in urban areas, and to provide land for noncommercial gardening in urban areas.

Cost-Sharing: 50% matching grants

Urban Rivers Grant - Wisconsin Statutes 30.277.

Objective: To improve outdoor recreation opportunities by increasing access to urban rivers for a variety of public uses, economic revitalization through the improvement of the environmental quality in urban river corridors, and preserving and revitalizing historical cultural, or natural areas.

Cost-Sharing: 50% matching grants

Urban Wildlife Damage and Abatement Control Grant – Wisconsin Statutes 20.370(5) (fr) and 29.887.

Objective: Funds are available to urban municipalities for a variety of cost-effective wildlife damage and control measures for white-tailed deer and Canadian geese.

Cost Sharing: Can receive a 50% cost share grant up to a maximum of \$5,000

Wisconsin Coastal Management Program - State of Wisconsin Coastal Zone Management Act of 1972 PL92-583 and amendments 1980 PL94-464.

Objective: To assist in lakefront/riverfront improvements to boost local economy and make waterfronts more accessible and enjoyable to the public.

Cost-Sharing: 50% non-local - 50% local

These are just a few sources of revenue producing aids that can be found. There is a myriad of other resources that can help out persons willing to improve both facilities and programs.

Local Park Financing Techniques

### **Parkland Dedication Requirements**

Where feasible, the City should acquire parkland through the land dedication process at the time lands are platted. The City's current subdivision regulations require subdividers to dedicate land or pay a fee-in-lieu of parkland dedication, at the time of plat approval. The City has in place a formula for developer fees in lieu of parkland acreage dedication as an option in negotiating with developers based upon the following formula.

Zoning Classification    % Allocation of Total Gross Residential Acreage

R-1                                5%

R-2, R-3                        7%

R-4                                9%

R-5, R-6, R-7                10%

Dedicated land should not be storm water management areas, 100-year floodplain, wetlands, or other lands that are not suitable for park improvements. The land dedication should be sufficient to provide parkland in newly developing areas, provided the dedication requirements are enforced.

Park improvements may be funded by property taxes to fund capital and operational improvement projects, borrowed funds through bonding for larger capital projects, contributions of materials, services, funds from businesses or partnering agencies, foundation grants, and State and Federal aid programs.

Property tax generally is the first thing residents think about when it comes to local taxes. There are many ways of raising park and open space revenues at the local level. Some examples could be local income tax, cell phone tax, sales and property tax.

The needs of the community and the tolerance of the elected officials usually dictate local public financing. The pay-as-you-go method is often implemented by elected officials. Other means of funding can come from bond issuance, which is typically paid off over a 15-20 year period with low, tax-exempt interest rates. Payments in-lieu of parkland dedication is also a means of getting more revenues for parks.

Many of the taxing measures used are supplemented with non-tax sources such as user fees, impact fees, and special taxing districts. With these techniques, the level of service can be

adjusted according to special needs, or the willingness and ability of park users to pay. Anyway that funds are made available, municipalities and other organizations are becoming more accountable to citizens.

Recently, fund raising techniques have been used to complete projects for the City. This is a good way to take some pressure off the average taxpayer. Fund raising will continue to be a means of keeping taxes at a lower level. In the future, combinations of the techniques mentioned above will institute to keep programs and activities successful.

In conclusion, planning for the future is critical to the survival of all Parks and Recreation

Departments and leisure service agencies. This report tries to incorporate as many aspects of planning, directing, and implementing opportunities the City has available for its citizens. It is our wish to work closely with State, County, and local officials to provide funds to acquire, develop, and construct facilities for all residents so that future generations may be serve. This we believe, is our ABlueprint for Success®, which will be followed, updated, and implemented to provide quality services to the Manitowoc community.

### **Recreation Definitions**

The following terms have been used throughout this report. For analysis of existing outdoor recreational sites and future land needs, the National Recreation and Park Association standards will be utilized with some minor divergences. In this report, you will find the recommended standards for the Manitowoc area. For the analysis and needs projections for special facilities, the Gross Land Area Standards will be utilized.

### **National Park and Open Space Standards**

The park and open space planning process begins with the definition and understanding of minimum standards for park and open space facilities. These standards enable a community to determine how well its existing recreational facilities meet the needs of its residents at the present time, as well as to project the future need for such facilities. These standards are usually expressed as a population ratio in terms of the minimum number of acres recommended per 1,000 persons.

A community may choose a standard of five acres of neighborhood park for each 1,000 residents or select a number of acres that best meets its particular needs. The National Recreation and Park Association (NRPA) has developed a set of recommended park and open space planning standards. It should be pointed out that these standards should be used as a flexible guideline and adapted to the specific needs of the community.

The following is a list of various types of park and open space facilities and their recommended NRPA standards. This list includes a hierarchy of parks and open space facilities based on an area to population ratio and a recommended minimum service area for each type of facility. Generally, NRPA, recommends a minimum of 6.25 to 10.5 acres of developed open space per 1,000 population. Some communities add additional acreage per 1,000 population for additional open space preservation, buffers, and multi-use trail corridors.

### **Mini-Park**

These parks are specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.

Service area: Less than 1/4 mile radius

Desirable Size: Less than 5 acres

Acres per 1,000 population: 0.25 to 0.5 acres

Desirable site characteristics: Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.

### **Neighborhood Park**

These are the basic units of a park system and typically provide for both active and passive recreation activities. The service area should include the entire adjoining neighborhood. In addition to play apparatus for pre-school and school age children, facilities are likely to include open lawn and paved court areas, shelters, wading pools, outdoor ice rinks, and some off-street parking. Trees, open fields, and undeveloped natural areas are also desirable components of neighborhood parks.

Service area: 1/4 to 1/2 mile radius to serve a population 1,000 to 5,000 persons

Desirable Size: 5 – 10 acres

Acres per 1,000 population: 1 to 2 acres

Desirable site characteristics: Suited for intense development. Easily accessible to the neighborhood population. Geographically centered with safe walking and bike access. May be developed as a school-park facility.

### **Community Park**

An area of diverse environmental quality. May include areas suited for intense recreational facilities such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, and picnicking. May be any combination of the above, depending on the site and community need. Desirable facilities in community parks included those listed above in neighborhood parks, along with swimming facilities, lighted ball fields, and tennis courts, a community center, and adequate off-street parking. It is important that community parks be located on or near major thoroughfares, and also be easily accessible by foot. Landscaping and natural areas are desirable in a community park.

Service area: Several neighborhoods, 1 to 2 mile radius.

Desirable Size: Over 10 acres with 15 to 40 acres being most common.

Acres per 1,000 population: 5 to 8 acres

Desirable site characteristics: May include areas such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

### **Special Use Area**

Areas for single-purpose recreational activities such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, downhill ski areas, or areas that preserve, maintain and interpret buildings, sites and objects of archeological significance, and non-motorized trail corridors. Also, plazas or squares in or near commercial centers, boulevards, parkways.

Service area: No applicable standard

Desirable Size: Variable

Acres per 1,000 population: Variable

Desirable site characteristics: Within communities.

### **Passive-Use Area**

An area primarily designed for picnicking, passive trail use such as hiking, sight seeing, and fishing and other non-organized recreation activities. This type of facility often emphasizes natural settings.

### Active-Use Area

An area designed primarily for organized or non-organized active recreation of one or more age groups. This type of design may include as its primary feature playfields, playground apparatus, ball fields, active trail use such as snowmobiling, cross country skiing, tennis and/or basketball courts and skate parks to mention a few examples.

### Land-Based Recreation

Camping, hiking, picnicking and field sports would be examples of these.

#### Water-Based Recreation

Activities requiring the availability of a recreational water supply. Swimming, fishing, boating, waterskiing, and ice-skating are examples of these.

### Park Service Areas

A park service area is the zone of influence of a park or recreation area. Service areas are usually determined by the average distance users are willing to travel to reach a facility. Although usually expressed in terms of service radius, things such as major traffic arteries and rivers can influence the distance users must travel. A park or recreation area may be unique in the county or region. Where services are not influenced by the other factors, the zone of influence is generally considered as follows:

<u>CLASSIFICATIONS</u>	<u>COVERAGE AREA</u>
Play Lot	0 to 1/8 mile radius
Mini-Parks (tot lots)	0 to 1/4 mile radius
Neighborhood parks	1/2 mile radius
Community parks	1-1/2 mile radius
Community Playfields	Entire Community
Municipal special-purpose park	Entire community
Conservancy park	Entire community

### Play Structure

A play system which incorporates a variety of functions such as slides, climbing bars, suspended platforms, and railings interconnected in one unit. Structures are usually sized for preschool and elementary users with height and apparatus complexity being the determining criteria.

### Urban Forestry

Urban forestry, which is also referred to as a community forest, is the establishment, monitoring, and management of trees on publicly owned land within the community.

### Environmental Corridor

A defined area, usually oriented in a linear pattern along a river or drainage pattern that contains a high concentration of environmentally-significant features such as plant species, wildlife, land forms, and water features.

### Multi-purpose Trail System

A recreational system of trails in a community that affords a variety of year-round uses to a wide segment of the population such as hiking, bicycling, jogging, and cross-country skiing. Multi-purpose trail systems typically contain barrier-free, hard-surface segments that are accessible to individuals with disabilities.

## **Open Play Area**

A large, turf area usable for a variety of unorganized field sports and leisure activities such as softball, soccer, football, and frisbee.

## **Park Criteria**

### **Municipal Parks**

Municipal parks are designed primarily to serve residents within the boundaries of the municipality. There are five (5) specific municipal park types.

### **Play lot**

The area requirements for a play lot usually vary between 2,000 to 5,000 square feet depending upon space available and number of children served. The ideal location for a play lot is the center of a block or apartment area so that small children won't have to cross-busy thoroughfares. The service area will depend on the density and character of the area in which the play lot is located, but the service area should generally not exceed a one or two block radius.

### **Mini-Parks**

Mini-parks provide open space for passive and some active recreation opportunities within a limited walking distance of primary users. The service area is confined to a sub-neighborhood level from 250-1,250 persons within a one quarter-mile radius. Average area size ranges from 1,000 square feet to one (1) acre. The type of facilities provided should be safe and simple and may include benches, patios, landscaping with trees and shrubs, lighting for a business district, and tot-lot equipment for subdivision areas.

### **Neighborhood Parks**

Neighborhood parks are designed to provide both active and passive short-term recreation activities. The primary user ranges from five (5) to fifteen (15) years of age. However, informal recreation opportunities cater to groups of all ages. The service area of one quarter to one half-mile radius includes the entire neighborhood, with some neighborhood overflow if features are unique. The average neighborhood park serves from 500 to 2,500 people, or one (1) park for every elementary school. Neighborhood parks commonly range from five (5) to ten (10) acres in size.

### **Neighborhood Playgrounds**

The neighborhood playground is the basic unit in a city's active recreational system. The playground primarily serves the needs of elementary school children and adolescents in the five (5) to fifteen (15) year age group. It may also offer limited use potential for older age groups in a neighborhood. The desirable facilities in a neighborhood playground include play apparatus for school-age children, open space for free play and informal games, areas for field games, multiple-use paved area for court games, and a landscaped buffer strip to protect surrounding areas from playground noise. Optional facilities may include handicraft and quiet game areas, a wading or swimming pool, a shelter house or recreation building with game and clubrooms, an area for lawn games, a picnic area, off-street parking, and lighting for evening use. A playground for preschool children may be provided in a corner of the neighborhood playground site.

The size of a neighborhood playground and its service area vary according to residential densities, existing, and expected future population characteristics of a neighborhood, and the amount of space available. The size of a playground should generally vary between three (3) to eight (8) acres, with five (5) acres as a desirable size. The service area of a playground should not exceed a radius of one-half mile and, it should serve a population of about 3,000 to 5,000 people.

Several preferred locations and desirable access provisions should be considered in locating a neighborhood playground. A playground should adjoin an elementary school, or be located near the center of the neighborhood it serves. The location of, and access to, a playground should not require children to cross major thoroughfares, railroads, industrial or business areas, or other potentially hazardous conditions. Ideally, playgrounds should be accessible by pedestrian paths.

### **Community Parks**

The community park is designed and developed for diversified use and contains facilities not found in a neighborhood park. It serves several neighborhoods or in the case of small communities, it may serve the entire community. The community park should take advantage of natural areas such as lakes, ravines, cliffs, hills, views, woods or undisturbed natural areas. It commonly includes picnic areas, boating, and swimming facilities, winter sports areas, areas for active play, shelters, day-camps, and hiking and nature trails. Specialized uses often found in a community park are a golf course, zoo, botanical garden, amphitheater, museum, and indoor recreational-cultural center. Prime consideration should be given to maintain the passive and natural features of the site when planning and developing active recreation areas within a community park.

The community park should contain a minimum of 25 to 50 acres, with a service radius not exceeding one and one-half (1-1/2) miles. An overall guideline of five (5) acres per 1,000 persons, excluding such special areas as golf courses and athletic stadiums should be followed in providing community parkland in a community.

### **Urban Green space**

These types of parks provide passive recreational opportunities and can protect environmental quality and act as land-use buffers. They also help break up development congestion and provide aesthetic quality. Most urban Green space parks contain natural areas such as environmental corridors, woodlands, flood plains, wetlands, wildlife habitat areas, and scenic views. Though no set standard exists, several communities use a ratio of one (1) to two (2) acres per 1,000 population as a basis to project community demand.

### **Special-Purpose Parks**

This type of park facility emphasizes a chief feature or features, which are unique to the municipality. Examples of this type of facility include children's zoos, marinas, fairgrounds, and historical features to mention a few. Due to the varying degree of features these types of parks offer, the age group of users is often widespread. Often the service area of this type of park includes the entire municipality and is sometimes regional as well. No average park size or service area standard exists.